

PARKS DEVELOPMENT PROGRAM

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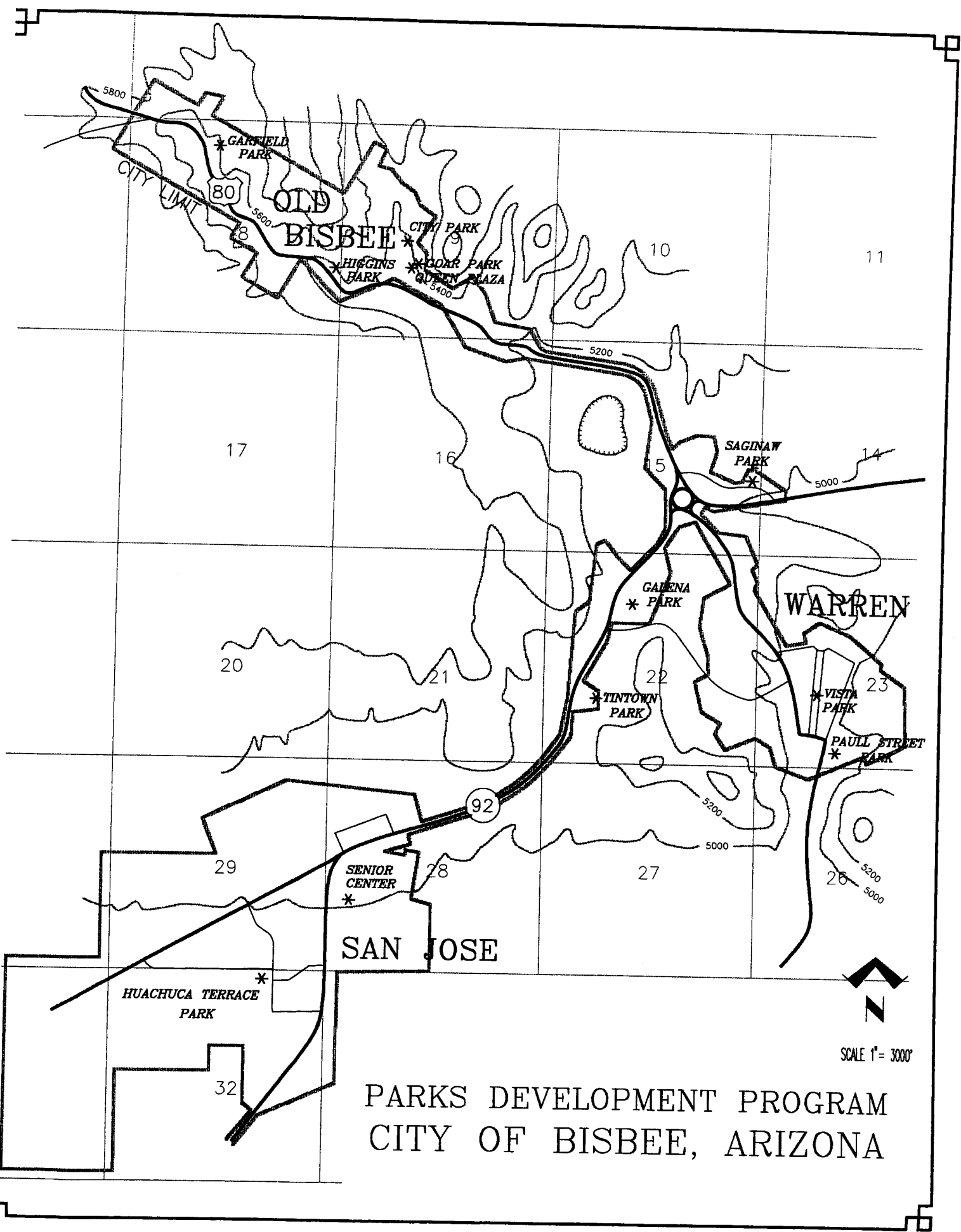
CITY OF BISBEE
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A program for the development of the urban parks of
the City of Bisbee, Arizona, has been prepared by the
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PARKS DEVELOPMENT PROGRAM
CITY OF BISBEE, ARIZONA

THE BISBEE PARKS

BISBEE'S ORIGIN

The Town of Bisbee was established in 1880, the result of growing interest in the mining possibilities. Prospecting and claims-staking proceeded on a hit-or-miss basis until 1892, when Phelps Dodge brought a railroad into the town, and began large-scale copper production. Mining reached massive proportions, still visible everywhere in Bisbee until, inevitably, the ore bodies were played out. By 1970, the town was virtually deserted.

THE NEW BISBEE

During the decade of the '70's, people began to be attracted to Bisbee for reasons other than the lure of profits from copper. The town was emerging as a place with a unique history. It was also a part of the American Southwest in general, and Arizona in particular. It had its own special climate, a mile above the desert floor, and was almost within walking distance of México. Out of its rough, hard-rock past, Bisbee began its transition into a new community.

A SET OF VALUES

There was little question of the values or priorities of the community in its mining heyday. These, however, played out along with the ore, and the emerging city began to establish new ones more appropriate to a contemporary society.

Neither urban aesthetics nor concern for youth had much importance in the company town, but these matters began to loom large in the social structure of the new Bisbee. The school system provided not only education, but also recreation, summer park facilities, meeting places, and a focus for community functions. Beyond this, however, a parks system was needed to supply facilities for neighborhood recreation, facilities for both young people and the elderly, and a level of community aesthetics which Bisbee had never had.

THE PARKS SYSTEM

The parks of Bisbee are distributed throughout the city, in a variety of physical contexts, and perform a variety of specific functions. In this study we are concerned with urban parks, as opposed to areas of natural preserves, and these urban parks all involve activities.

We shall discuss each park in detail, but there are some important aspects common to all of the parks. In addition, the parks may be grouped into several categories. These categories are not exclusive, and many of them overlap, but it will be helpful to recognize their strong influence on the development of each park.

OLD BISBEE

Queen Plaza and Goar parks are at the focus of historic Old Bisbee. The history of a community is important in forming its societal values; the history of Bisbee and its visual expression is also important to tourism, a major aspect of the city's economy. City Park is also in the center of Old Bisbee, but its position in Bisbee's striking three-dimensional structure makes it less visible.

Vista Park is also a part of Bisbee's history, particularly as the focus of the Warren area, and as such has some interest for visitors, although not to the same degree as Old Bisbee.

NEIGHBORHOODS

All of the other parks, with the exception of the Senior Center, are elements of their immediate neighborhoods. They are used almost exclusively by the local residents, who walk to the park. They are primarily children's playgrounds although some, like Higgins Park, have facilities for adults. The neighborhood parks have a strong impact on the visual quality of the area.

All of the parks are in a state of disrepair. The facilities, furniture, structures and planting all need repair or replacement. Maintenance is universally inadequate, which is an important point not to be resolved simply by the statement that it needs improvement. *All parks must be designed to be attractive and functional with minimum maintenance.* Unless this is done, we can predict with certainty that they will not function, and will be very unattractive. The present parks are a testament to this axiom.

In the following pages we will discuss each park individually, showing in plans, photographs, and narrative its present condition, proposed development and the reasons for the recommendations. We do not attempt to provide final design documents either for existing conditions or proposed building, but rather to offer specific recommendations which will provide a clear and definite basis for future decisions.

Each park will have its own purpose, function and setting, and consequently its own particular design. It will be helpful, however, to establish some overall design guidelines which apply to all of the parks.

PARK DESIGN

FORM. A park provides relief from the rigid geometry of the city, and should generally be somewhat casual and un-regimented. It should, however, have a definite form and sense of order, as opposed to being simply a collection of elements. This makes the park a distinctive place, and engenders a feeling of pride in the neighborhood and the community.

ENCLOSURE. It is usually desirable to enclose the park with a fence, but it should be handsome in appearance, and permit an unobstructed view of the park from every point. A fence of 1" square steel tubing, placed vertically 4" apart, makes an ideal fence for park use. Chain-link is a practical fence, but it has an unavoidable industrial, "keep out" look to it.

SECURITY. It is axiomatic that mischief and crime in parks vary inversely as the number of people present. The more eyes on the park, the fewer problems. Neighborhoods can minimize crime and vandalism by their watchfulness.

STRUCTURES & EQUIPMENT. It is unfortunate that in today's society, anything built for use and enjoyment by the public immediately becomes a target for vandalism. The result of this is that vandal-proofing becomes a major design determinant. This is particularly important in the design and selection of lighting fixtures.

New materials have vastly improved playground equipment. Steel can be had which is coated with a soft plastic which is long-lasting, and prevents the steel's becoming too hot or too cold, and also absorbs impacts. Some equipment is made from recycled polyethylene, and has the appearance of wood. Unlike wood, it does not splinter or deteriorate. It is often combined with recycled extruded aluminum, which is painted in a variety of colors. Examples of these structures and materials are shown in the appendix.

PLANTING. This should consist primarily of trees and leafy ground covers. Shrubs tend to obstruct the view of the park, and should be used sparingly, usually in the background, as against a wall. Grass is universally considered an integral part of any park, but in the very small neighborhood playgrounds, the use is too intensive to make grass a viable surface. In the large parks, such as Vista or Huachuca Terrace, the use is less intensive, and maintenance easier. Shade trees are without doubt the most important plant for most parks. The native oaks which grow in profusion in the Bisbee area would be an appropriate tree to use as a standard throughout the parks. It is a handsome tree, obviously suited to the environment, requires little maintenance, and would be a unifying theme if used in this way.

PARK PLANS

In the following pages we shall describe the parks in Bisbee, noting their strengths and deficiencies, and proposing methods for bringing them to their full potential for all of the various functions in the community, with special attention to the needs of the youth of Bisbee. These plans are responsive to examinations of the problems by Bisbee residents. In November of 1993, three public meetings were held, one in each of the major districts of the city.

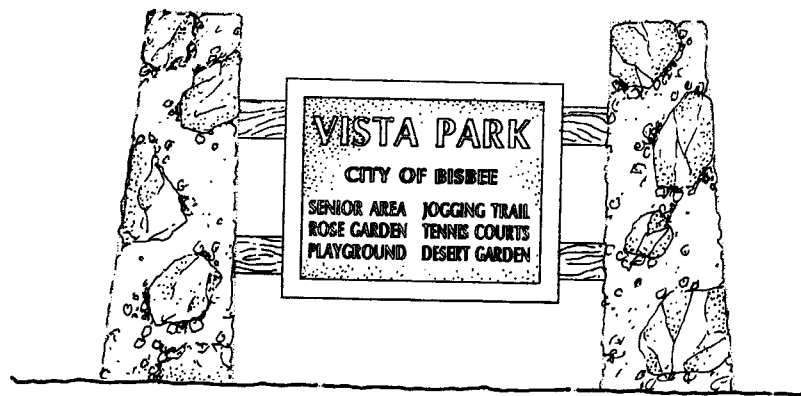
In San Jose, there was a strongly-felt need for play fields, playgrounds and picnic areas at the Huachuca Terrace School. Essentially the same sentiment was expressed in the Warren district for the development of Vista Park. In Old Bisbee, the need for a year-round swimming pool was noted. All agreed on the need for night-lighting, more trees, and better maintenance. In the summer of 1993, two graduates of Bisbee High School were employed to survey conditions in the parks, and this information was supplemented by site inspections by the consultants.

This study is the outgrowth of the sale, in 1992, of two historic buildings for private rehabilitation, the proceeds of which were designated for facilities and programs for youth. In putting the program into effect, the following priorities have been identified.

San Jose has the least park development, and at the same time the greatest potential in the grounds of the Huachuca Terrace School. Vista Park, in the Warren district, is almost one-half mile in length, and offers many opportunities for needed activities, and is assigned second priority.

The third priority includes the Garfield/Higgins Hill neighborhood parks, in the Old Bisbee area, and the fourth priority is the central city historic area with Queen Plaza, Goar Park, and City park. These parks are important in providing both active and passive recreation in this area.

PARK PLANS

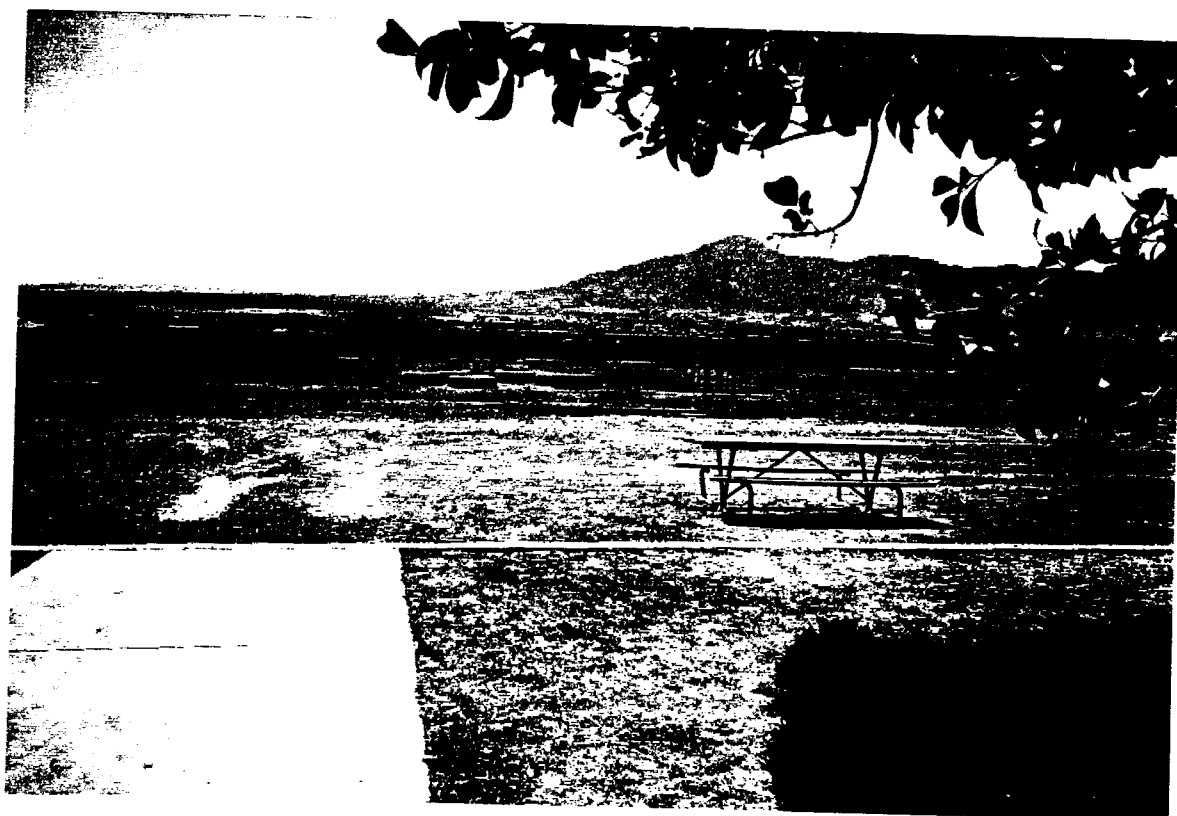


A SIGN for BISBEE PARKS

CONCRETE/COPPER ORE POSTS - WOOD BEAMS
SIGN - SAND-BLASTED WOOD

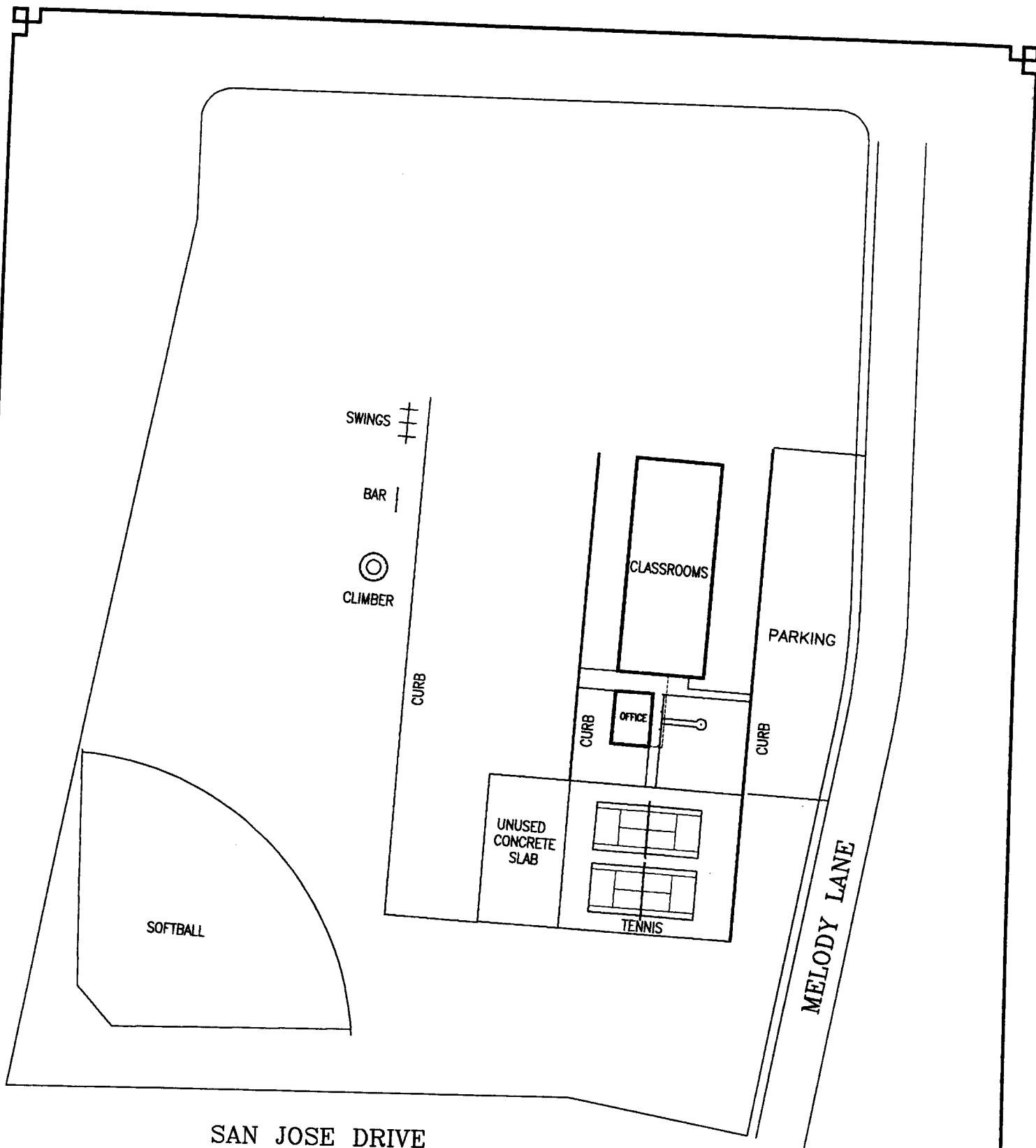


Huachuca Terrace tennis courts. School office at right.



Playground and athletic field as seen from office.

HAUCHUCA TERRACE



SAN JOSE DRIVE

EXISTING PARK
HUACHUCA TERRACE



SCALE 1" = 100'

The grounds of the Huachuca Terrace School comprise a net area of approximately 9-1/2 acres. In addition to two buildings - classroom and office - there are two tennis courts in poor condition, and a concrete slab intended for a handball court. It is in poor condition. An area designated as a softball field is little more than an area with a fence around it; there are a few almost useless pieces of playground equipment.

PROPOSED IMPROVEMENTS

There are no recreation facilities in the San Jose community. Not only does the school need them, but such facilities can well serve the neighborhood as well. The plan proposes to bring the existing tennis courts up to standard, and to complete the unfinished handball courts. The softball field should be moved to the northwest corner, where it will be nearer the building and parking. This will make room for an extended playground and picnic area, which will not only serve the school, but will also provide a neighborhood park for after-school hours, and the summer.

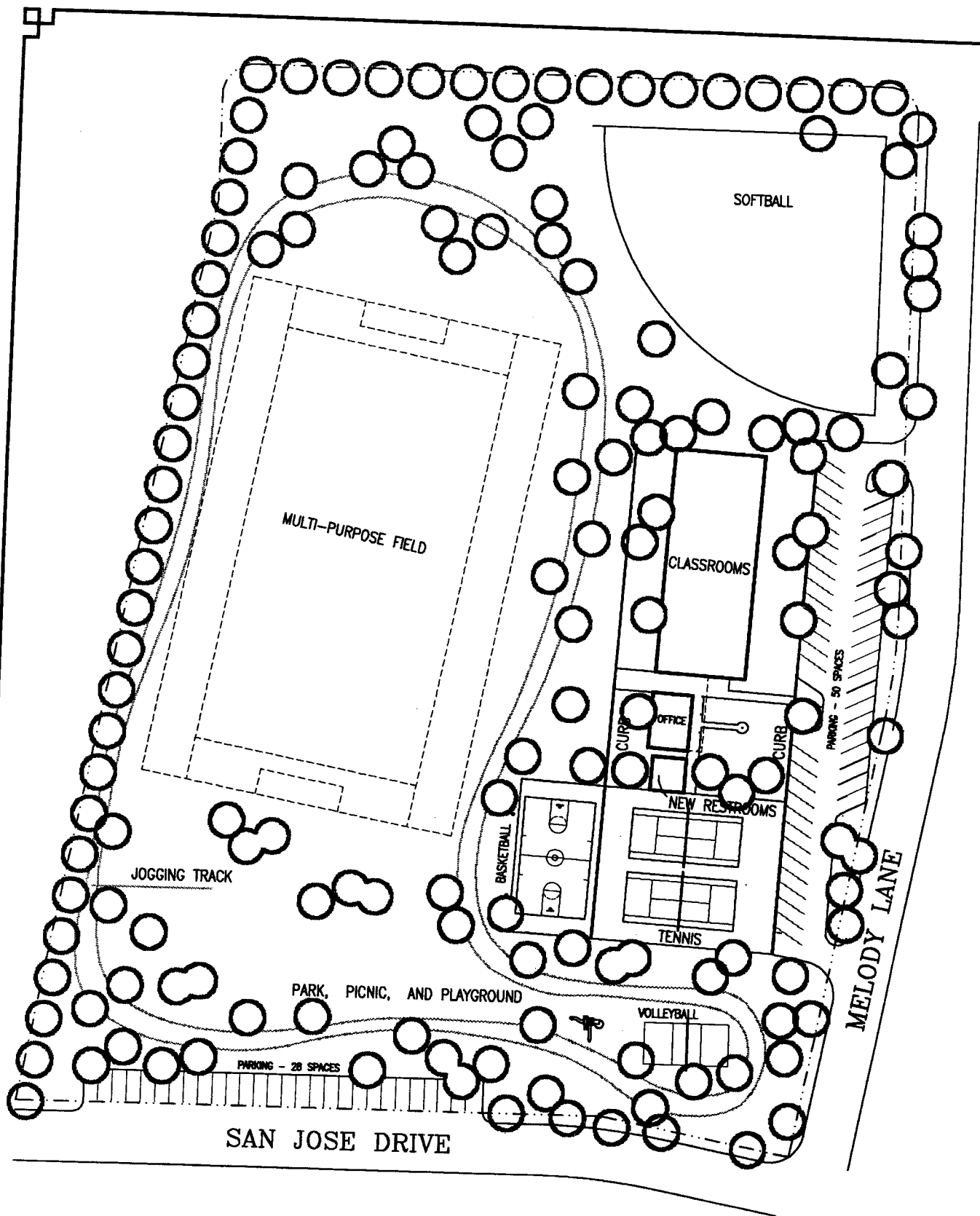
There will be ample room for a multi-purpose play field, which can be used for football, soccer, hockey, etc. Around the field and the playground winds a jogging track, about a third of a mile in length. Parking is shown for about 78 cars. This large area could be made very comfortable and attractive by planting shade trees, of which there are virtually none at present.

The playground would be furnished with appropriate equipment, as discussed elsewhere in the report, as well as picnic tables, benches, trash receptacles, and drinking fountain. This site offers an excellent opportunity to make a major contribution to both the school and the community.

HUACHUCA TERRACE

HUACHUCA TERRACE PARK

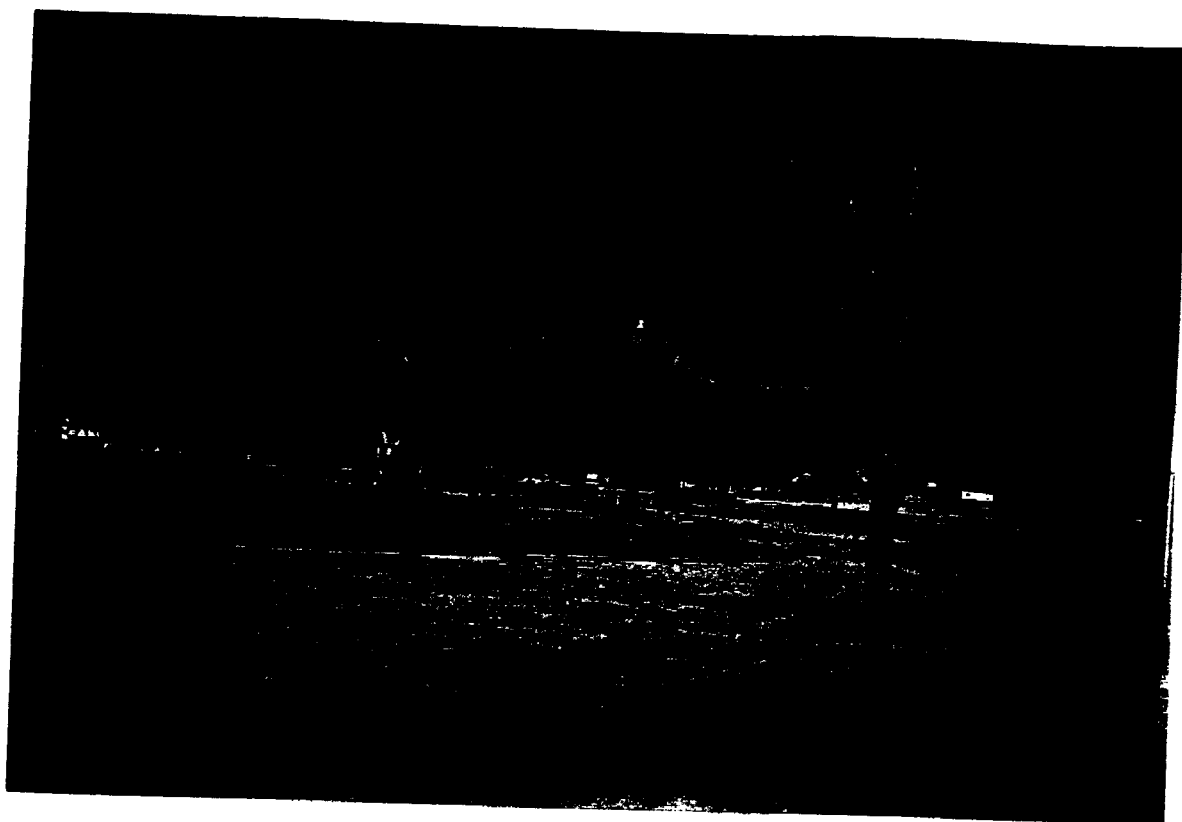
ITEM	QUANTITY	UNIT COST	ITEM TOTAL
Grading	306657 sf	.22	\$67465
Comfort station (24'x24')	1.s.		\$45000
Backstop (softball/little league)	1.s.		\$10000
Bleachers (3 sets)	3 ea	4500	\$13500
Softball field infield (sand/clay)	10000 sf	.67	\$6700
Jogging path 8' (asphalt)	1800 lf	8.00	\$14400
Softball field lighting	1.s.		\$55000
Play Equipment (15-20 children)	2 ea	15000	\$30000
Playground sand (12" depth)	4000 sf	.40	\$1600
Turf (new)	282736 sf	.24	\$67857
Irrigation (new)	282736 sf	.28	\$79166
Trees (new)	123 ea	100	\$12300
Lighting (security)	8 fixtures	2500	\$20000
Drinking fountain	7 ea	900	\$6300
Benches	25 ea	400	\$10000
Trash receptacles	6 ea	200	\$1200
Parking lot	18977 sf	1.25	\$23721
Parking curbing	990 lf	7.00	\$6930
10% Contingency			\$47114
10% Design/Engineering			\$51825
Total			\$570078



PROPOSED PARK
HUACHUCA TERRACE

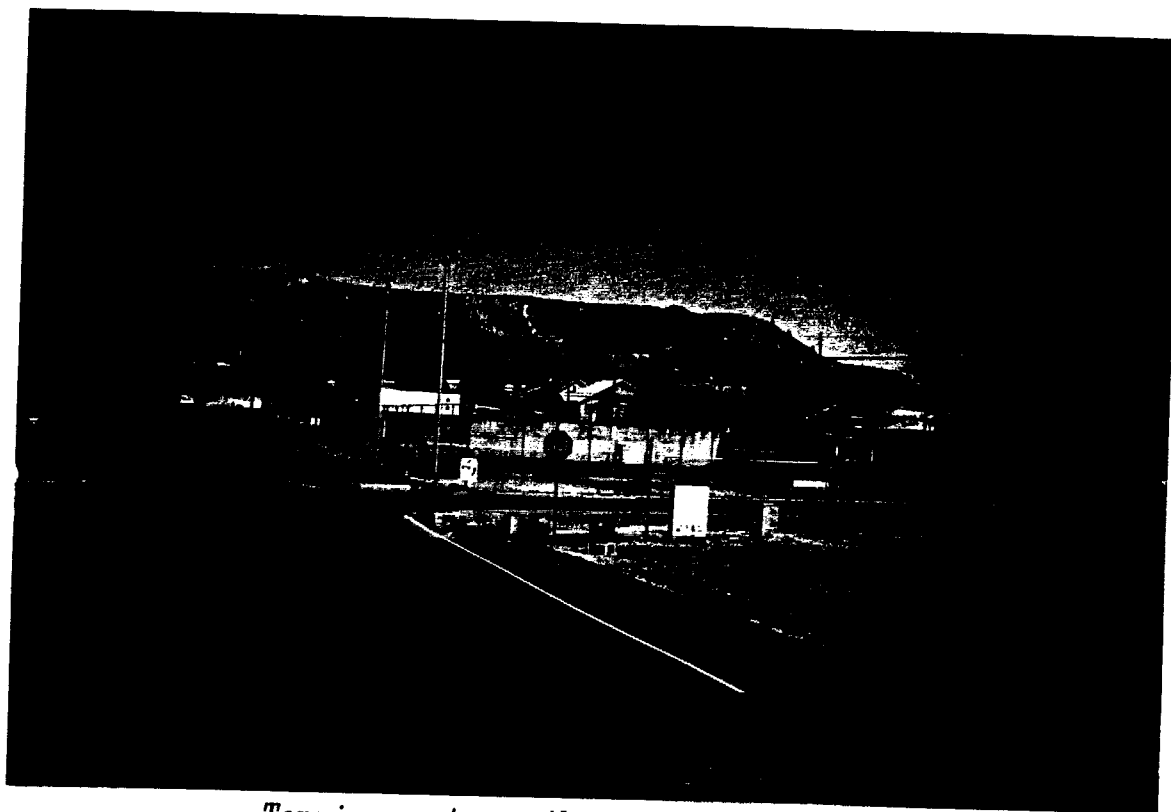


SCALE 1" = 100'

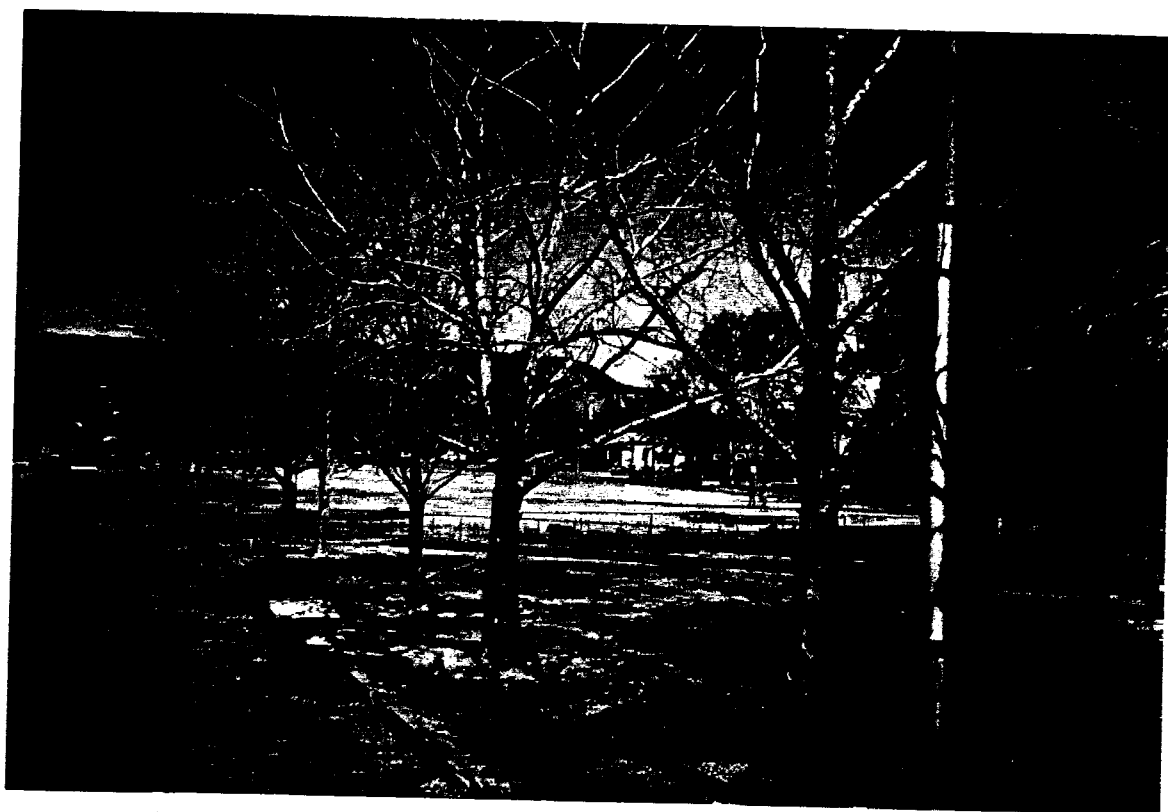


*Both views are looking north. The upper is from the shuffleboard courts
The lower view is of the desert gardens and gazebo.*

VISTA PARK

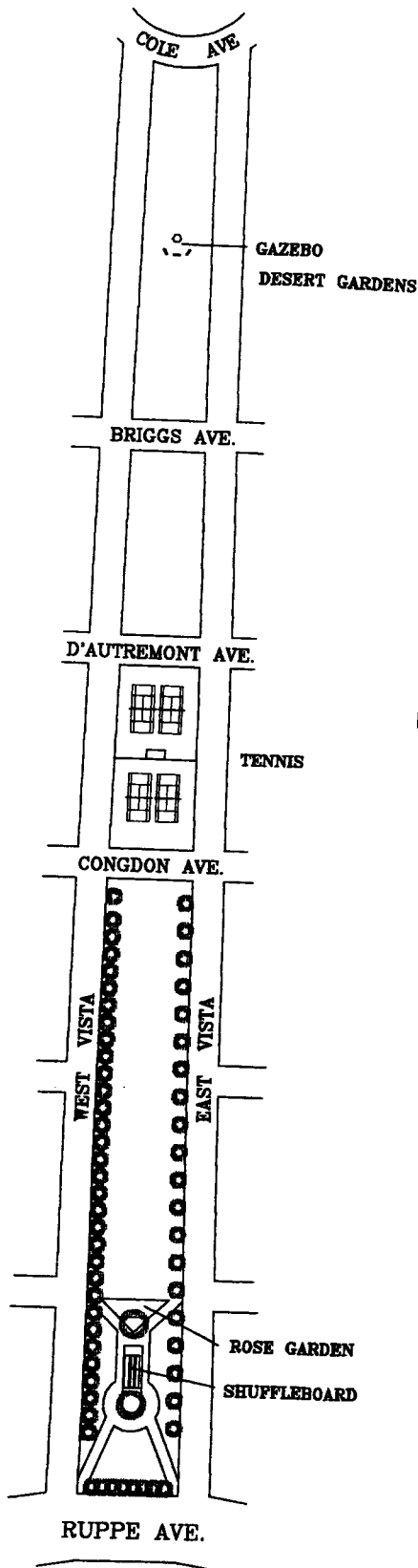


Tennis courts north of Congdon Avenue.



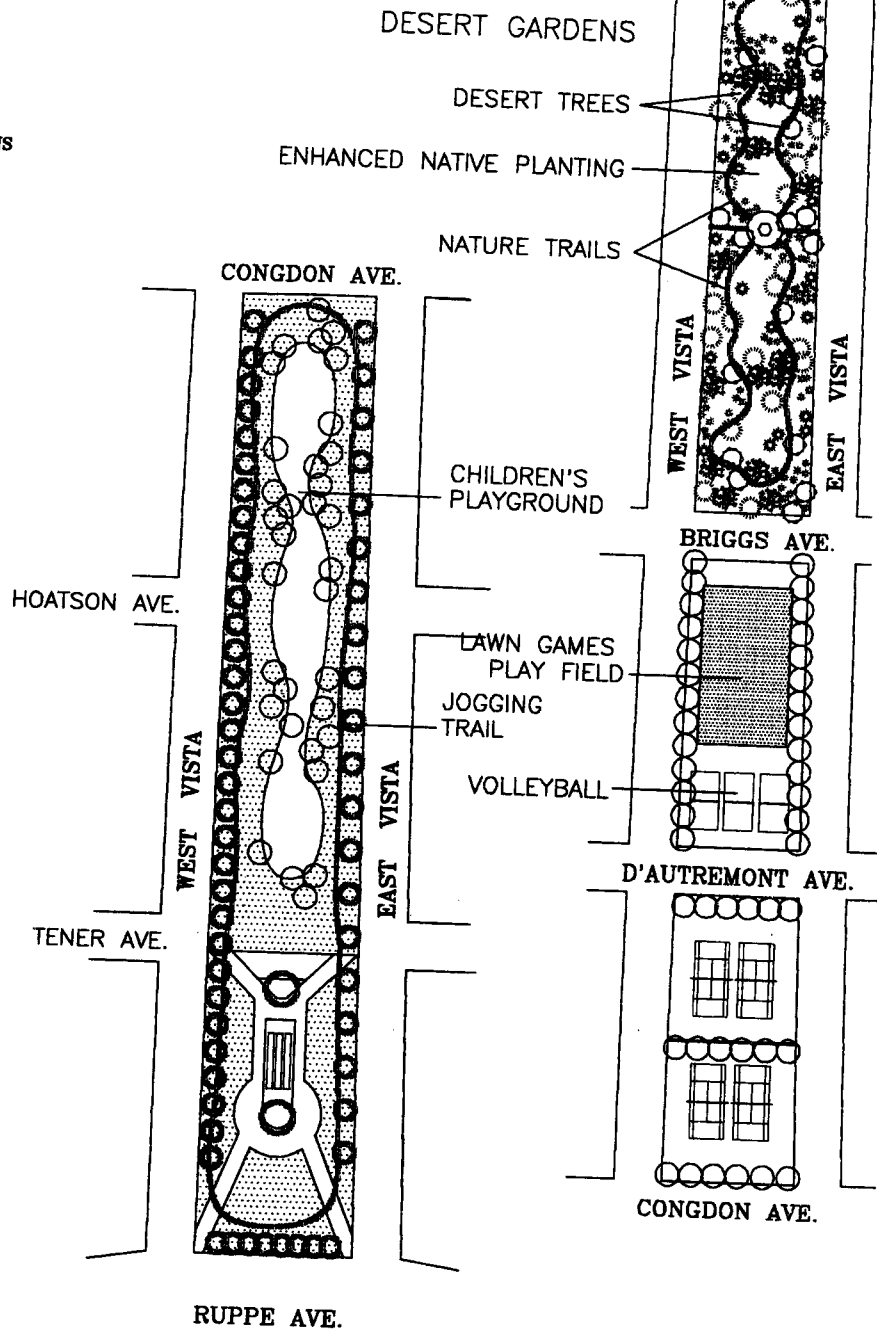
Ash trees between Ruppe Avenue and Congdon Avenue

VISTA PARK



EXISTING PARK

SCALE 1" = 300'



PROPOSED DEVELOPMENT

SCALE 1" = 200'

VISTA PARK

VISTA PARK

ITEM	QUANTITY	UNIT COST	ITEM TOTAL
Demolition	19000 sf	.50	\$9500
Concrete (replace existing)	16845 sf	2.75	\$46324
Gazebo (restore existing)	1 ea	3500	\$3500
Desert Garden (renovate/augment)	64256 sf	.30	\$19277
Nature trail (decomposed granite)	10800 sf	.25	\$2700
Jogging path (asphalt)	1998 lf	8.00	\$15984
Volleyball courts (sand)	3 ea	2500	\$7500
Play Equipment (15-20 children)	3 ea	15000	\$45000
Playground sand (12" depth)	6000 sf	.40	\$2400
Turf (new)	114655 sf	.24	\$27517
Irrigation (new)	114655 sf	.28	\$32103
Trees (new)	78 ea	100	\$7800
Lighting (security)	15 fixtures	2500	\$37500
Drinking fountain	7 ea	900	\$6300
Benches	25 ea	400	\$10000
Trash receptacles	15 ea	200	\$3000
10% Contingency			\$27641
10% Design/Engineering			\$30405
Total			\$334451

Vista has been planned to be an important focus of the neighborhood. It is a long (almost one-half mile), narrow park containing a variety of elements, with the possibility of many more. The existing tennis courts are in poor condition, as are all of the other elements of the park. In addition to the tennis courts, there is an area of desert garden, in which is a gazebo. There is a rose garden, and shuffleboard courts, but little else in the way of recreation.

PROPOSED IMPROVEMENTS

The existing facilities need restoration. The desert garden could be made an interesting and beautiful place, and would be much enhanced by the addition of planned walks and plant labels. The gazebo could be restored and made into a center of information about the garden.

The length of the park makes possible a variety of uses; the plan shows how this might be done. A linear children's playground allows the separation of age groups, and is clearly an ideal shape for walking or jogging trails.

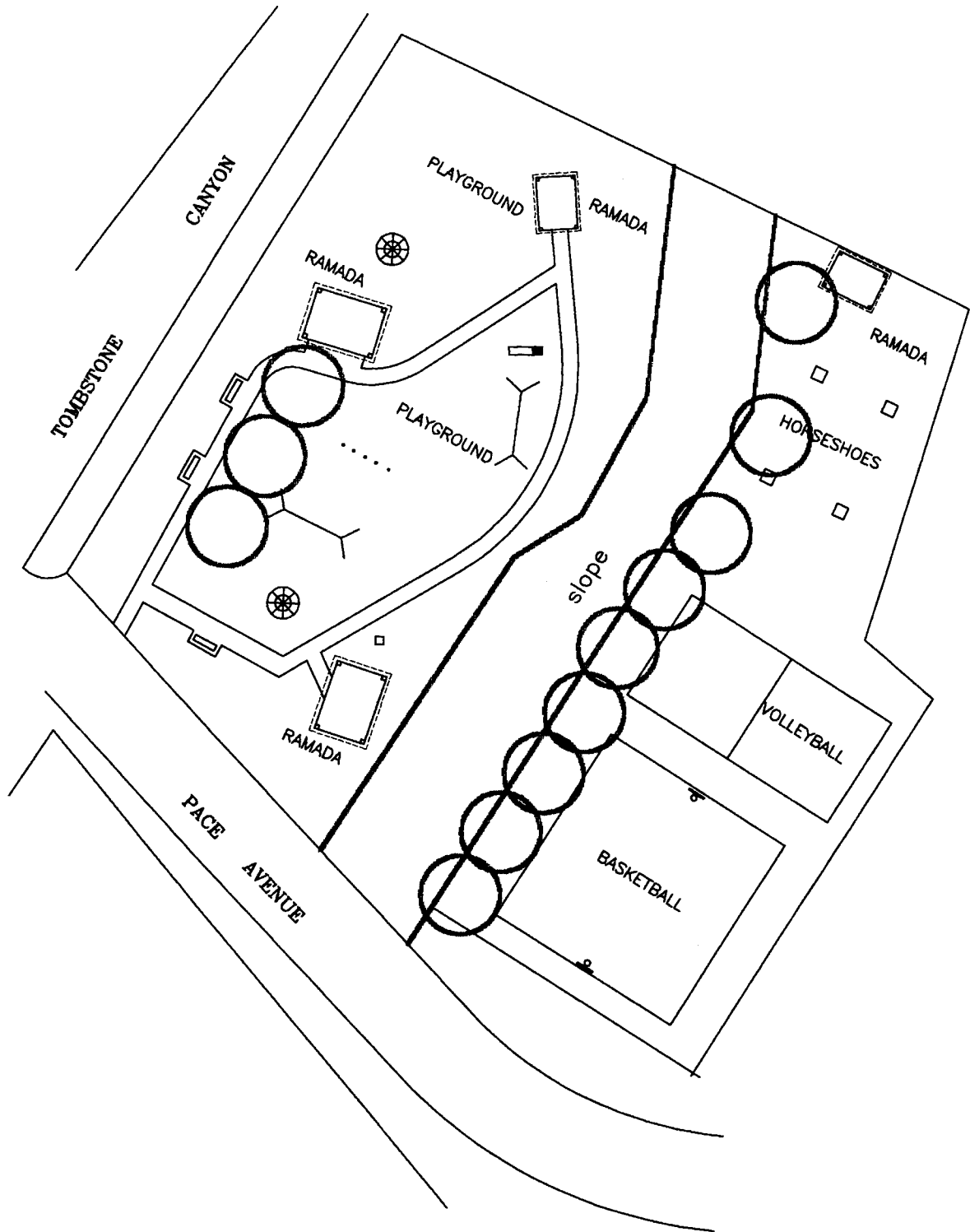
Vista Park was designed to be the focus of attention for the neighborhood, so its visual quality is particularly important. The turf is in poor condition, and a new irrigation system is required. The two existing gardens will be adequate when restored; the plantings needed are turf and trees.

VISTA PARK



The top view is of the playground and picnic area; the bottom view looks over the upper-level courts, with the playground and Tombstone Canyon beyond.

GARFIELD PARK



EXISTING
GARFIELD PARK



scale 1" = 40'

Garfield is a neighborhood park, and is also on Tombstone Canyon near the west entrance to the city. Its location on a steep hillside divides the park into an upper and lower level. On the lower level are picnic facilities, ramadas and playgrounds, while above it are basketball and volleyball courts (both sub-standard), a ramada and horseshoe pitches.

Trees are ash and cypress; the grass is fescue. Their condition is fair, but maintenance appears to be inadequate. The irrigation system is working, but it is of a residential type not suited to a public park.

The ramadas, benches and barbecues are in good condition, but this is not true of the playground equipment. The play areas do not have resilient surfaces.

Concrete surfaces are in poor condition, with considerable spalling and heaving. The upper level is generally in poor condition, and there does not appear to be lighting or drinking fountains.

PROPOSED IMPROVEMENTS

Install a safe and attractive enclosure, and a park sign.

Replace defective concrete, and re-design the park entrance; define a parking area.

Install security lighting.

Replace existing playground equipment.

Replace both the basketball and volleyball courts, and their nets, goals, etc. Install a proper playing surface for the volleyball.

Replace the existing irrigation system.

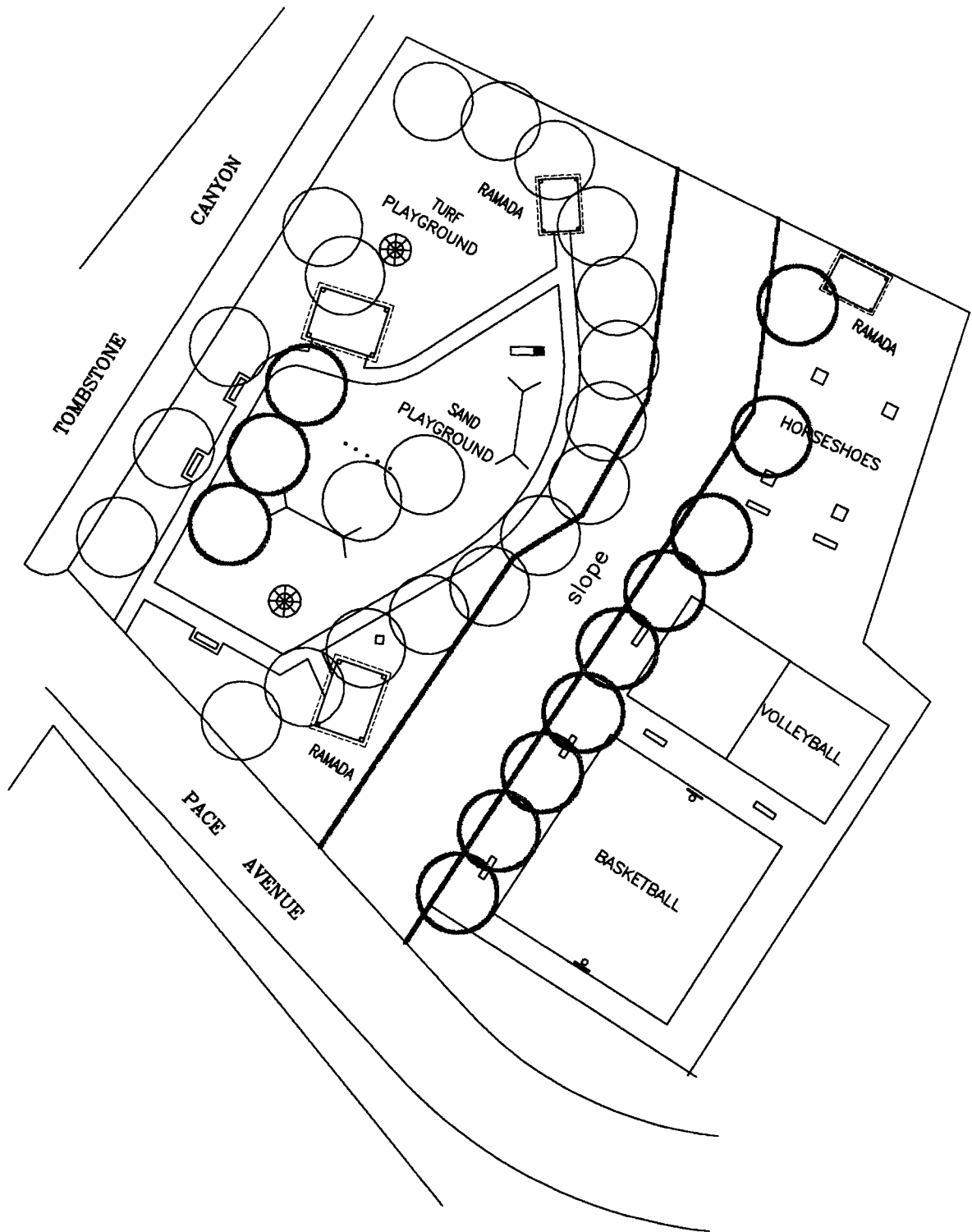
Replace the turf, and plant additional trees.

Refurbish the horseshoe pitches, and install drinking fountains.

GARFIELD PARK

GARFIELD PARK

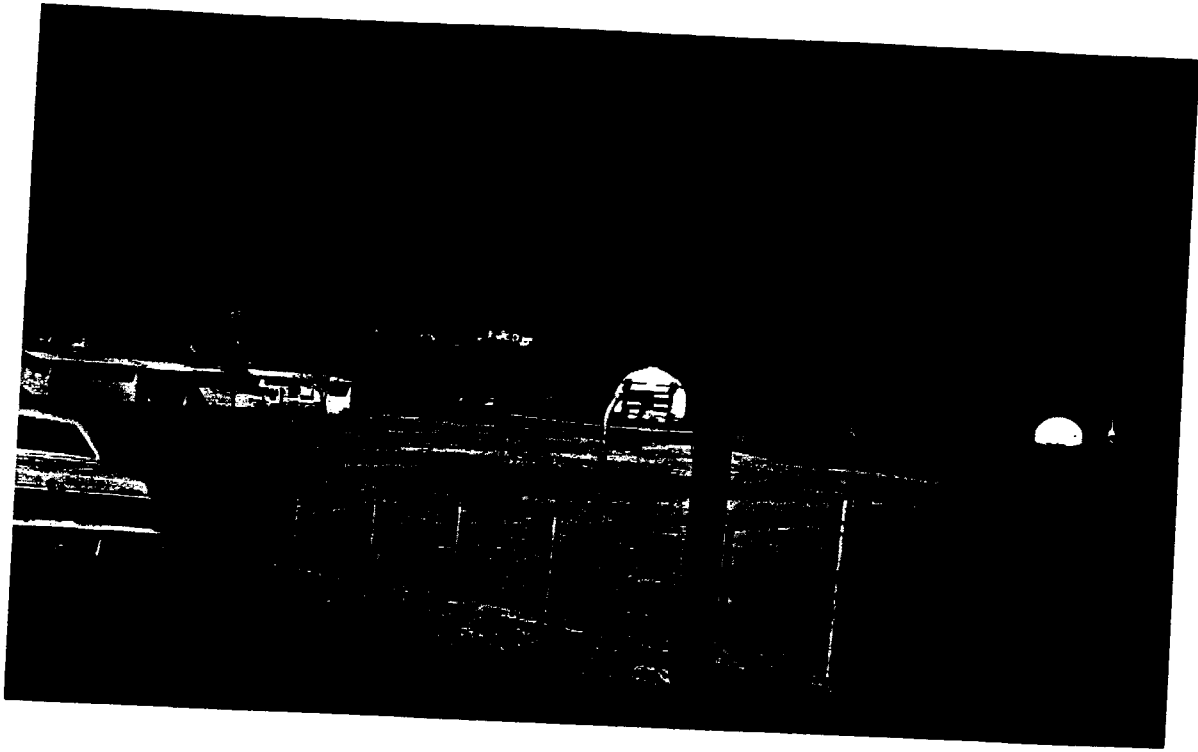
ITEM	QUANTITY	UNIT COST	ITEM TOTAL
Concrete (park entrance)	500 sf	2.75	\$1375
Fencing (new)	753 lf	15.00	\$11295
Concrete (basketball)	2793 sf	4.00	\$11172
Volleyball (renovate)	1800 sf	.62	\$1116
Turf (new)	9292 sf	.30	\$2788
Trees (new)	24 ea	100	\$2400
Irrigation (new)	9292 ea	.35	\$3252
Play Equipment (15-20 children)	1 ea	15000	\$15000
Playground sand (12" depth)	4981 sf	.40	\$1992
Lighting (security)	2 fixtures	2500	\$5000
Horse shoe pit (renovate)		l.s.	\$400
Drinking fountain	2 ea	900	\$1800
Benches	4 ea	400	\$1600
Trash receptacles	3 ea	200	\$600
10% Contingency			\$5979
10% Design/Engineering			\$6577
Total			\$72346



PROPOSED DEVELOPMENT
GARFIELD PARK



scale 1" = 40'

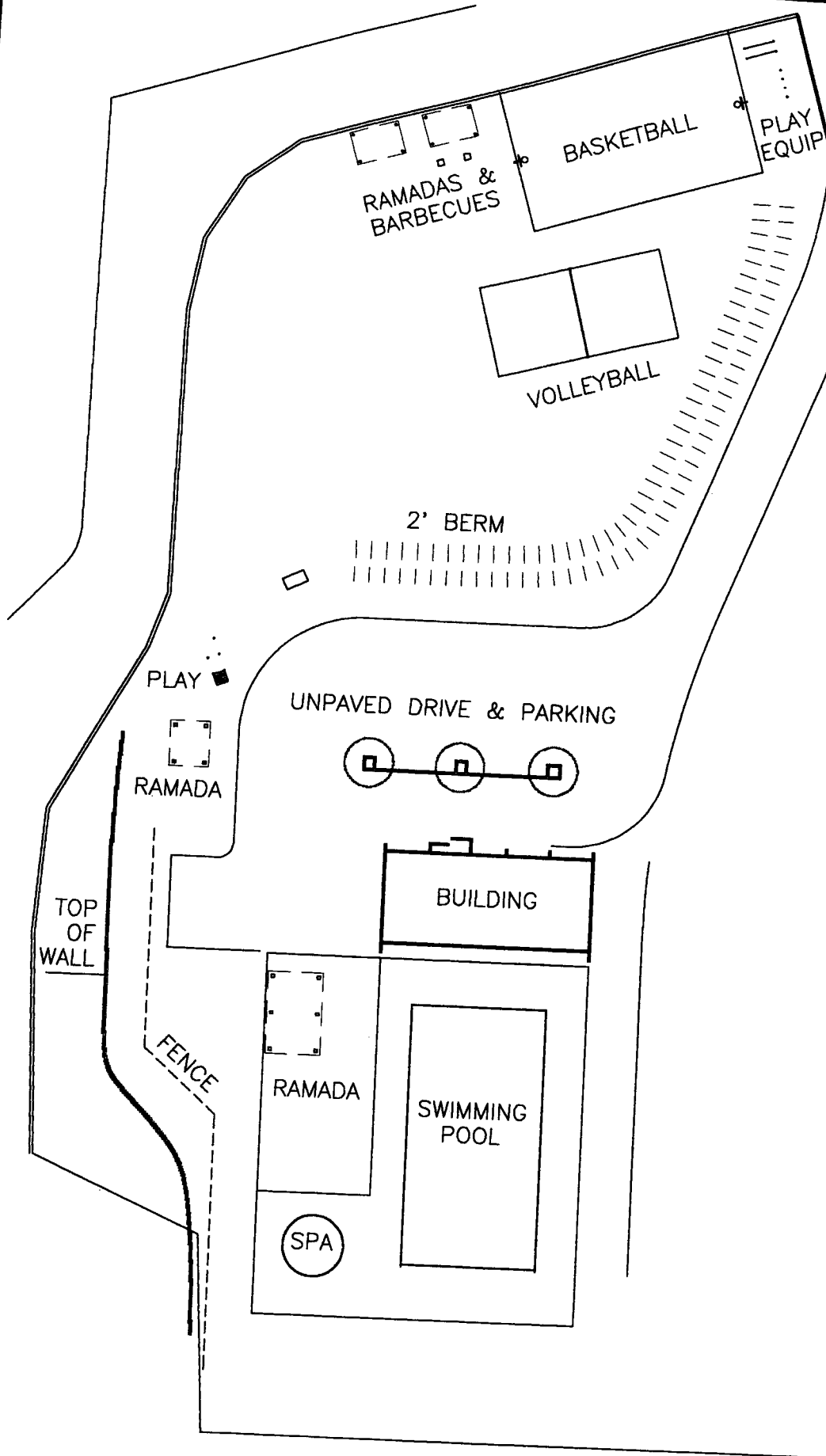


Although Higgins is a small neighborhood park, it has a large public swimming pool, which will attract people from other parts of the city. This introduces auto traffic into the park, which in turn requires a well-organized parking area.

Other recreation facilities are meagre; the ramadas are in good condition, but the other facilities are generally not. As in most of the parks, the irrigation system is not of the quality required in public parks.

Trees are small pines and cypress, and the turf is in poor condition. The surface of the ground in the turf areas is very uneven, and not suitable for a play area.

HIGGINS PARK



HIGGINS EXISTING PARK



SCALE 1" = 50'

PROPOSED IMPROVEMENTS

Install an attractive park enclosure, as well as an interior fence. Protection is needed both from the precipitous drop-off, and interior vehicular traffic.

Install security lighting.

Repair existing play equipment, and install new playground structures. Install resilient surface beneath the structures.

Install new basketball and volleyball courts, with appropriate fixtures and equipment.

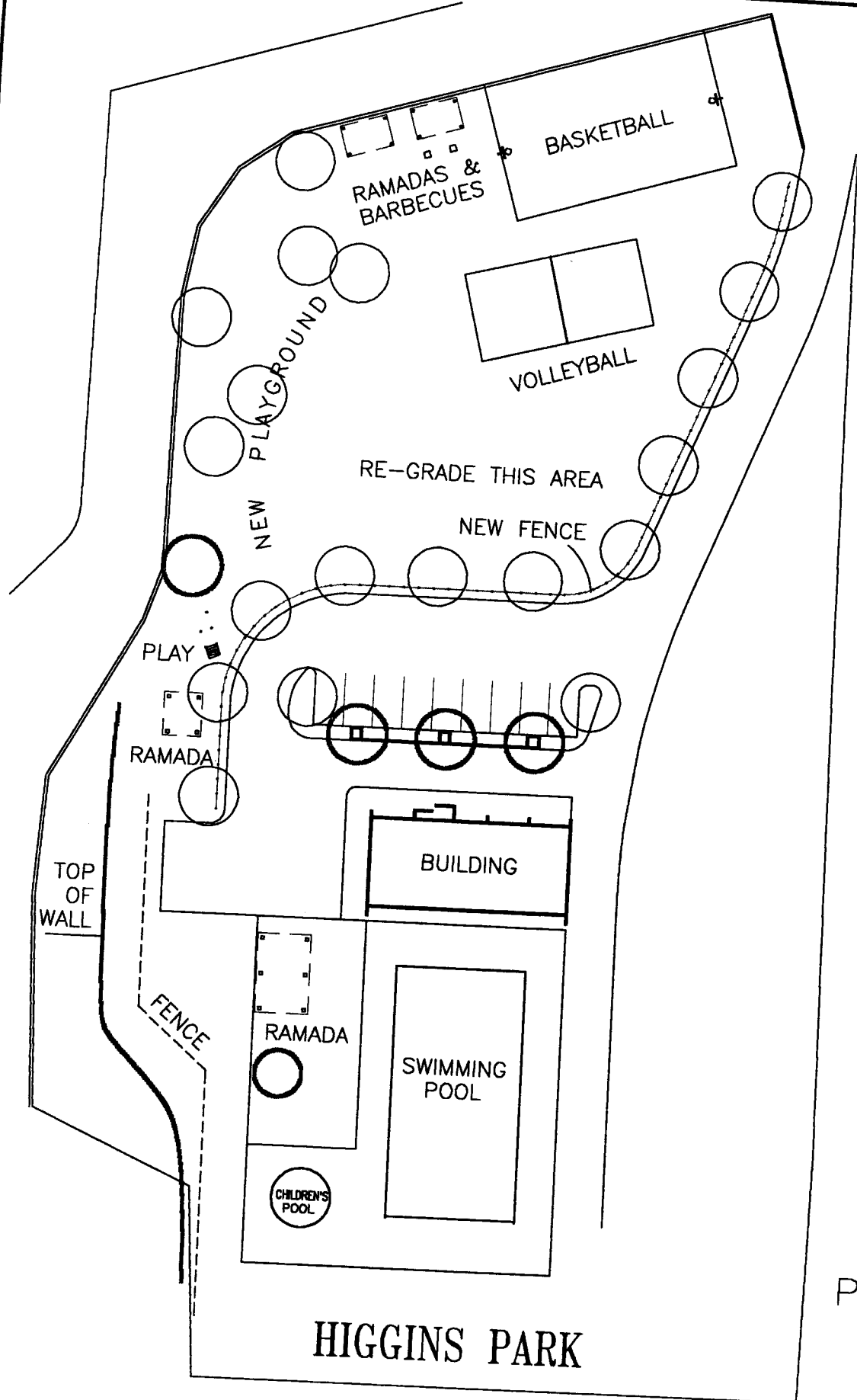
Re-grade the turf area, replace the turf, and install a new irrigation system. Plant new trees as shown.

Furnish and install new park furniture - benches, trash receptacles, drinking fountains.

HIGGINS PARK

HIGGINS PARK

ITEM	QUANTITY	UNIT COST	ITEM TOTAL
Grading (smooth existing)	27719 sf	.10	\$2772
Fencing (new perimeter)	656 lf	15.00	\$9840
Fencing (drive barrier)	450 lf	10.00	\$4500
Turf (new)	27719 sf	.24	\$6653
Trees (new)	17 ea	100	\$1700
Irrigation (new)	27719 sf	.28	\$7761
Play Equipment (15-20 children)	1 ea	15000	\$15000
Playground sand (12" depth)	1500 sf	.40	\$600
Lighting (security)	2 fixtures	2500	\$5000
Sand volleyball (renovate)		l.s.	\$720
Drinking fountain	1 ea	900	\$900
Benches	4 ea	400	\$1600
Trash receptacles	2 ea	200	\$400
10% Contingency			\$5745
10% Design/Engineering			\$6319
Total			\$69510

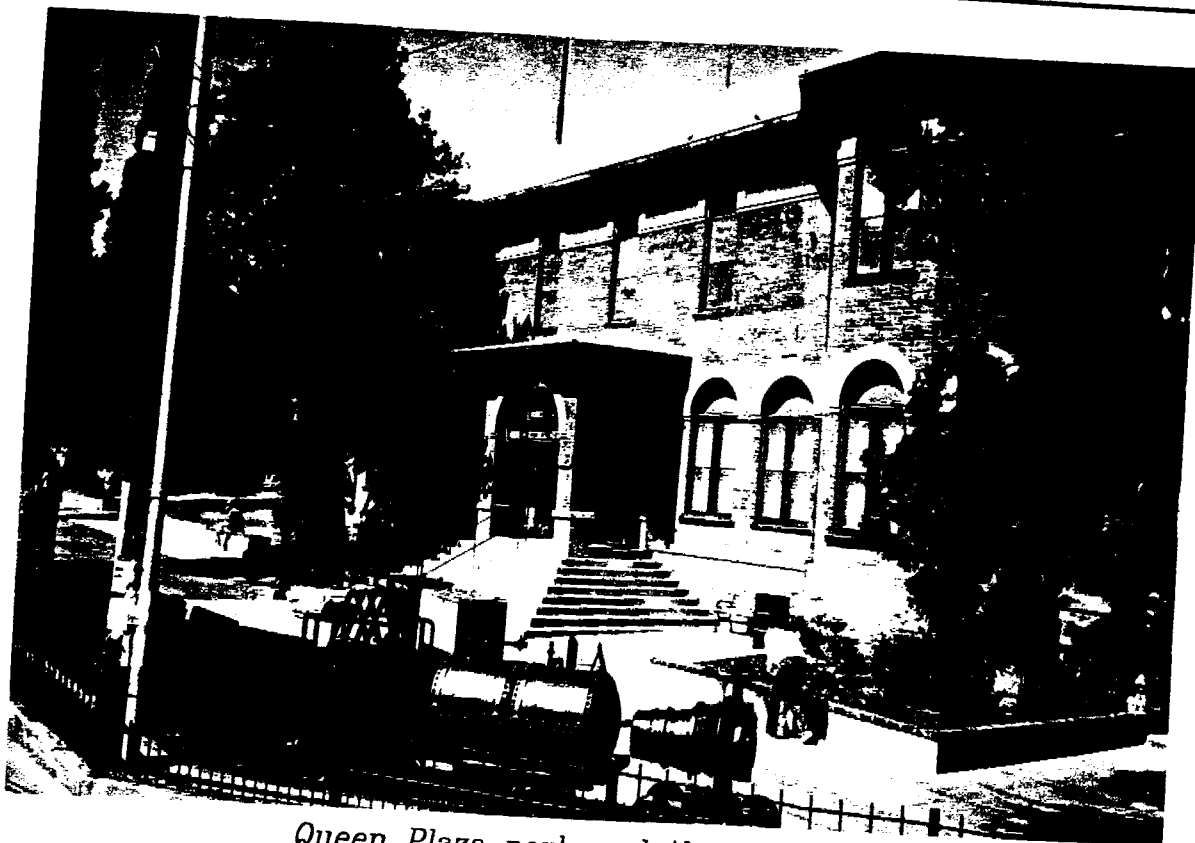


HIGGINS PARK

PROPOSED



SCALE 1" = 50'



Queen Plaza park and the museum.



Goar Park, from the same vantage point.

QUEEN PLAZA/GOAR PARK

GOAR PARK

ITEM	QUANTITY	UNIT COST	ITEM TOTAL
Grading	4713 sf	.50	\$2357
Fill	1.s.		\$3000
Fencing	315 lf	15.00	\$4725
Concrete paving	1654 sf	3.00	\$4962
Handicapped ramp	1.s.		\$7000
Turf	2360 sf	.30	\$708
Trees	10 ea	250	\$2500
Planting	659 sf	1.00	\$659
Irrigation	3019 sf	.35	\$1057
Lighting (security)	2 fixtures	2500	\$5000
Drinking fountain	1 ea	900	\$900
Benches	18 ea	400	\$7200
Trash receptacles	2 ea	200	\$400
10% Contingency			\$3047
10% Design/Engineering			\$3352
Total			\$36867

QUEEN PLAZA PARK

ITEM	QUANTITY	UNIT COST	ITEM TOTAL
Demolition (remove exist. conc.)	9000 sf	.50	\$4500
Fencing (restore perimeter)	400 lf	15.00	\$6000
Concrete paving (new)	7448 sf	3.00	\$22344
Turf (new)	2536 sf	.30	\$760
Trees (new)	9 ea	250	\$2250
Planting (new)	3342 ea	1.00	\$3342
Irrigation (new)	5878 sf	.35	\$2057
Lighting (security)	4 fixtures	2500	\$10000
Drinking fountain	1 ea	900	\$900
Benches	15 ea	400	\$6000
Trash receptacles	3 ea	200	\$600
10% Contingency			\$5875
10% Design/Engineering			\$6463
Total			\$71091

GOAR PARK

REVIEW ALLEY

PYTHIAN

BREWERY AVENUE

COPPER
QUEEN
HOTEL

HOWELL AVENUE

QUEEN PLAZA PARK



scale 1"=40'

TURF

AZ CYPRESS

TURF

HISTORICAL
EXHIBITS

MUSEUM

TURF

MAIN STREET

AZ CYPRESS

ITALIAN
CYPRESS

OLEANDER

MAGNOLIA

TURF

ITALIAN
CYPRESS

EXISTING PARKS

In addition to its importance as the historic district's museum, this park is an ideal central gathering place - a place to meet friends, to rest after walking through Old Bisbee, to talk, and so on. The present pattern of grass and narrow walks does not encourage this. We strongly suggest replacing this system with paving as shown on the plan. where shade, benches and planting form a real plaza. In a small area of such intense activity, it will be almost impossible to sustain grass. The use of leafy ground cover will provide the necessary greenery, and will be easy to maintain.

The Italian Cypress seems to be a favorite tree in Bisbee, although the reason for this is not clear. In this park, they are virtually useless; they provide no shade, no sense of enclosure or a pleasant environment. We suggest that they be replaced with shade trees.

Goar Park is a leftover space, formed by the convergence of several streets. Like the neighboring Queen Plaza, it is an important spot in Old Bisbee. Its size, shape and location do not encourage cross traffic, so it might be an ideal place for a patch of grass in the heart of town. This grass would be easy to maintain, and would create an attractive place for people to gather.

PROPOSED IMPROVEMENTS

Install increased paved areas as described above, with benches, trash receptacles, and drinking fountains.

Plant shade trees to provide a more comfortable environment for the many people who use and enjoy this area.

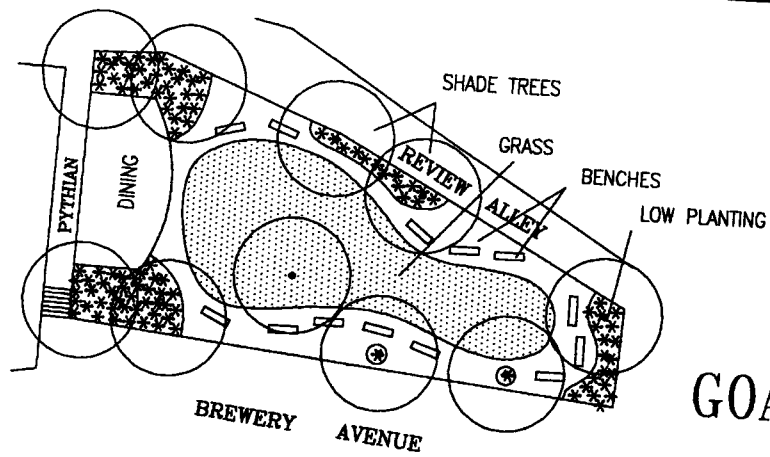
Replace the existing irrigation system, which is of a residential quality, with one designed for public use.

Refurbish the enclosing fence, and perhaps install additional displays of historic artifacts. These are of enormous interest to visitors.

Make use of the potential pedestrian areas on the north side of the museum, between it and the Copper Queen hotel.

Install appropriate night lighting, using historic fixtures.

QUEEN PLAZA/GOAR PARK



GOAR PARK

COPPER
QUEEN
HOTEL

HOWELL AVENUE

MUSEUM

HISTORICAL
EXHIBITS

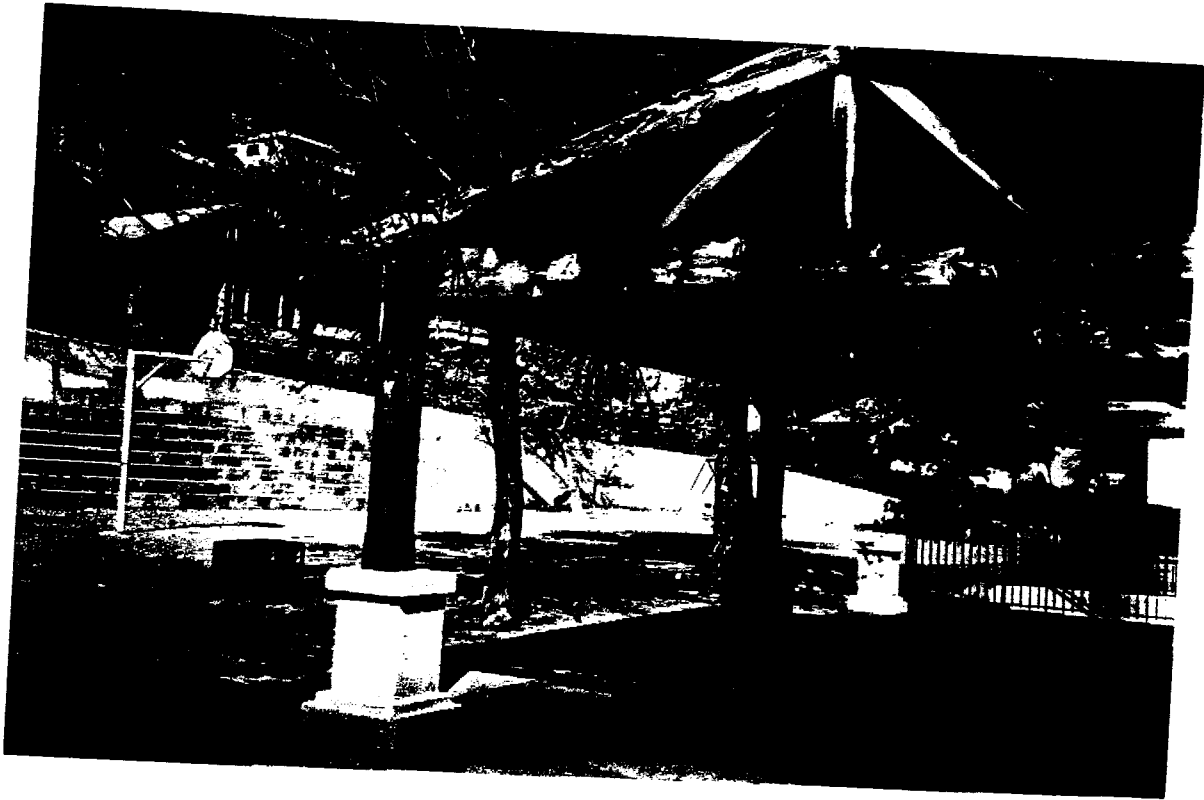
MAIN STREET



scale 1"=40'

QUEEN PLAZA PARK

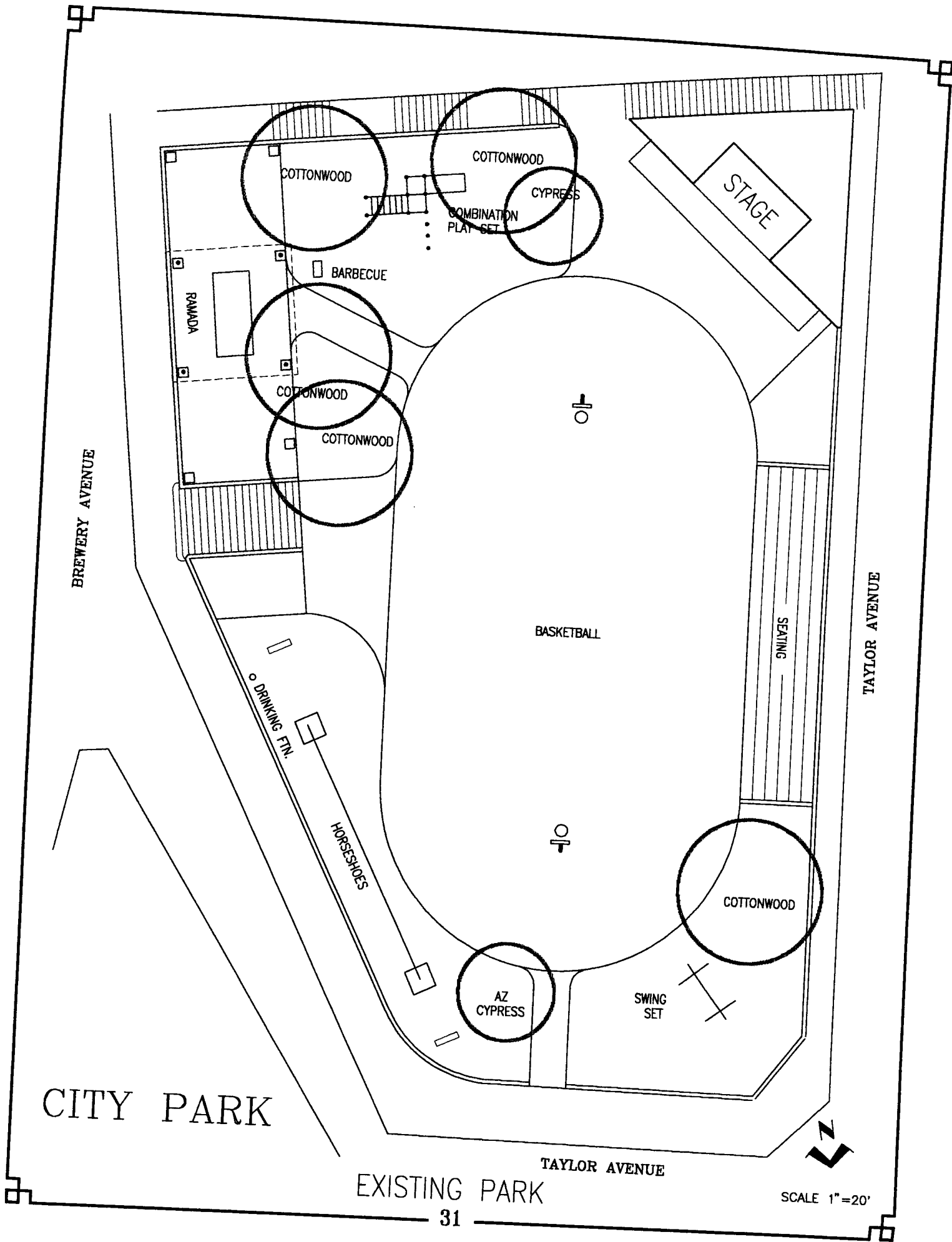
PROPOSED DEVELOPMENT



This park, more than any other, reflects the early character of Bisbee, and can therefore be one of the city's most interesting parks. It is generally in run-down condition, although the most important elements – the stage and concrete bleachers – are by no means destroyed. There is presently a basketball court, a horseshoe pitch, some playground equipment, a ramada and barbecues. None of these is in good condition. The planting, mostly old cypress and cottonwoods, is also in poor condition. There is a drinking fountain, but no evidence of an irrigation system could be found.

Since the park is perched halfway up a steep slope, it is somewhat out of the normal tourist path, but because of its central location and its historic character, it can be an important part of the Bisbee park system.

CITY PARK



PROPOSED IMPROVEMENTS

The special character of City Park should be retained and restored. The multi-use functions of the park can be enhanced through the re-design of certain elements, and the restoration or renovation of others.

Restore: existing fencing and light fixtures.
existing stage and seating area.

Re-design existing ramada.

Replace: basketball court with new multi-use paved area. Install removeable basketball goals.

Install: handicapped access.
shade trees, turf.
new irrigation system.
park furniture - benches, trash receptacles, etc.
new playground and recreation equipment

CITY PARK

CITY PARK

ITEM	QUANTITY	UNIT COST	ITEM TOTAL
Demolition	9000 sf	.50	\$4500
Concrete (multi-use court)	8461 sf	4.00	\$33844
Fencing (restore Existing)	500 lf	15.00	\$7500
Ramada (replace exist)	1 ea	12000	\$12000
Turf (new)	3072 sf	.30	\$922
Trees (new)	2 ea	250	\$500
Shrubs	26 ea	35	\$910
Play Equipment (15-20 children)	1 ea	15000	\$15000
Playground sand (12" depth)	1610 sf	.40	\$644
Lighting (restore existing)	l.s.		\$24000
Horse shoe pit (renovate)	l.s.		\$400
Drinking fountain	1 ea	900	\$900
Benches	4 ea	400	\$1600
Trash receptacles	2 ea	200	\$400
10% Contingency			\$10312
10% Design/Engineering			\$11343
Total			\$124775

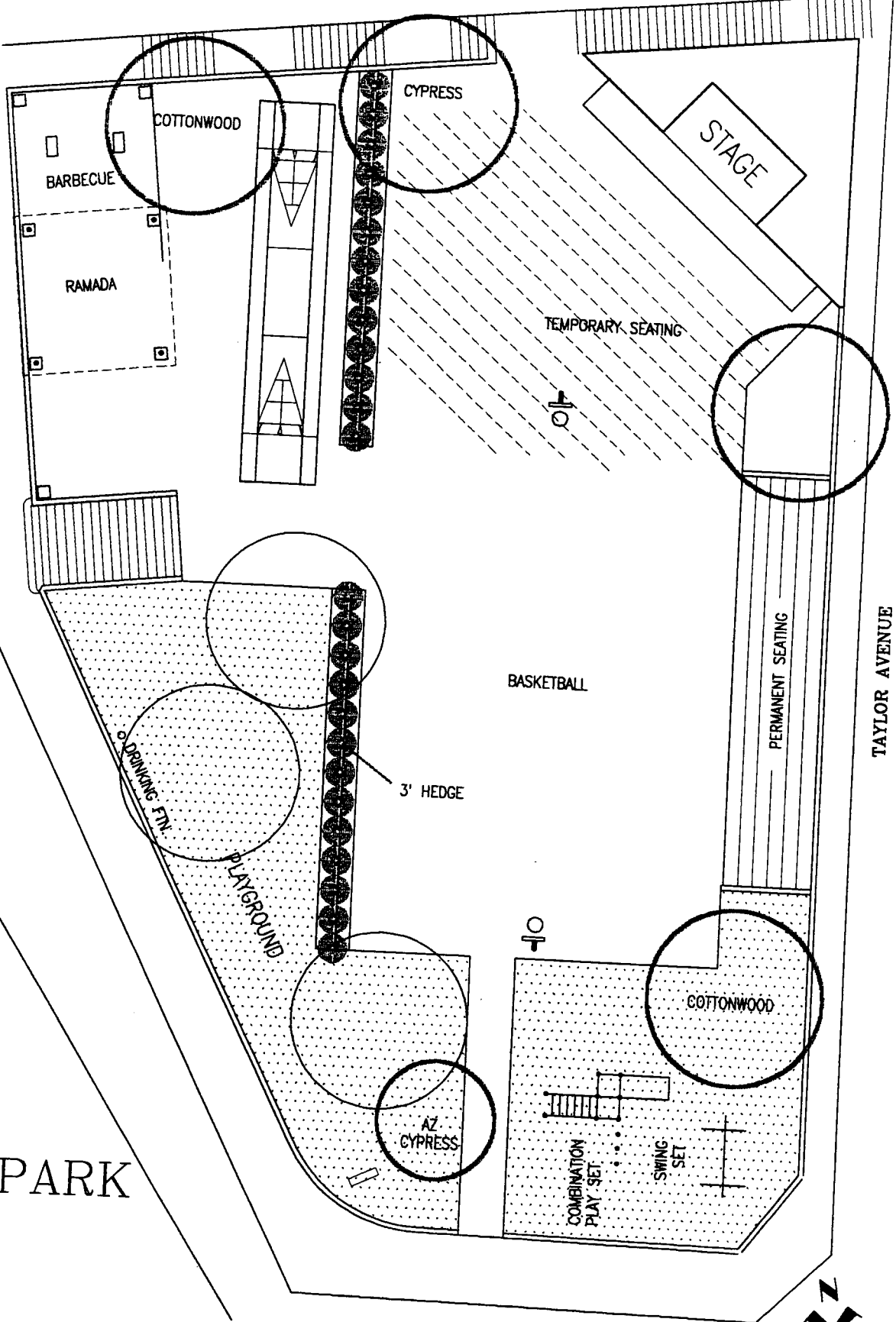
BREWERY AVENUE

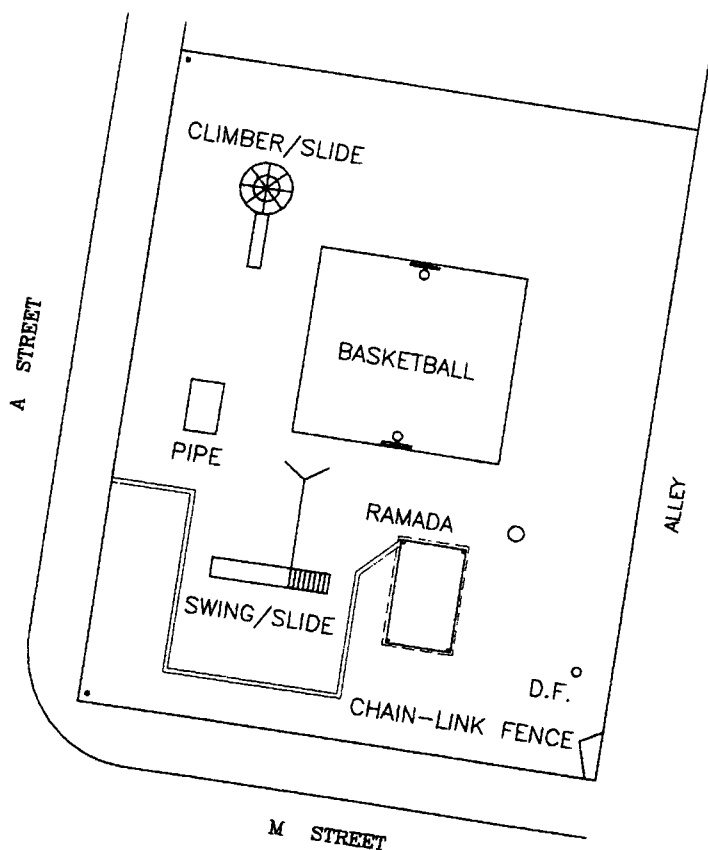
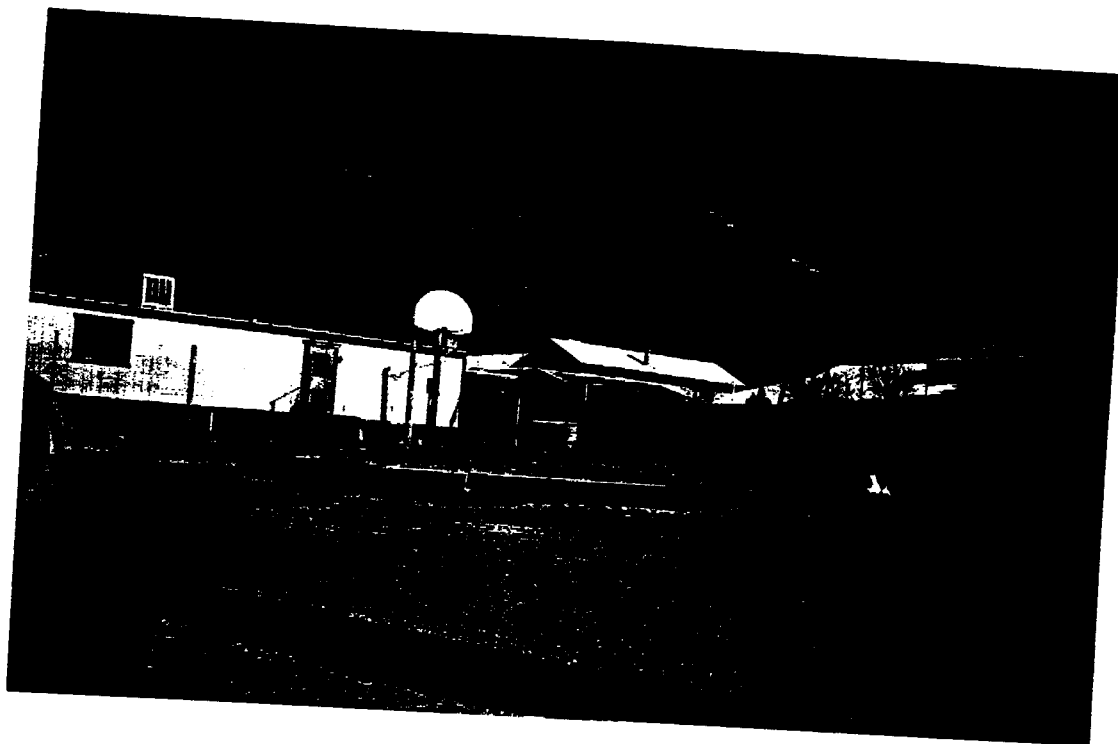
TAYLOR AVENUE

CITY PARK

PROPOSED DEVELOPMENT

SCALE 1"=20'





This small (8000 sq.ft.) park is in the Saginaw neighborhood, which is somewhat separate from the other parts of Bisbee (see map). It is the only park in the area. The equipment is in reasonably good condition, and there is a drinking fountain. The basketball court is concrete, and the play surface is sand. There is little greenery or shade, except for the ramada. The park is enclosed by a chain-link fence

EXISTING SAGINAW PARK



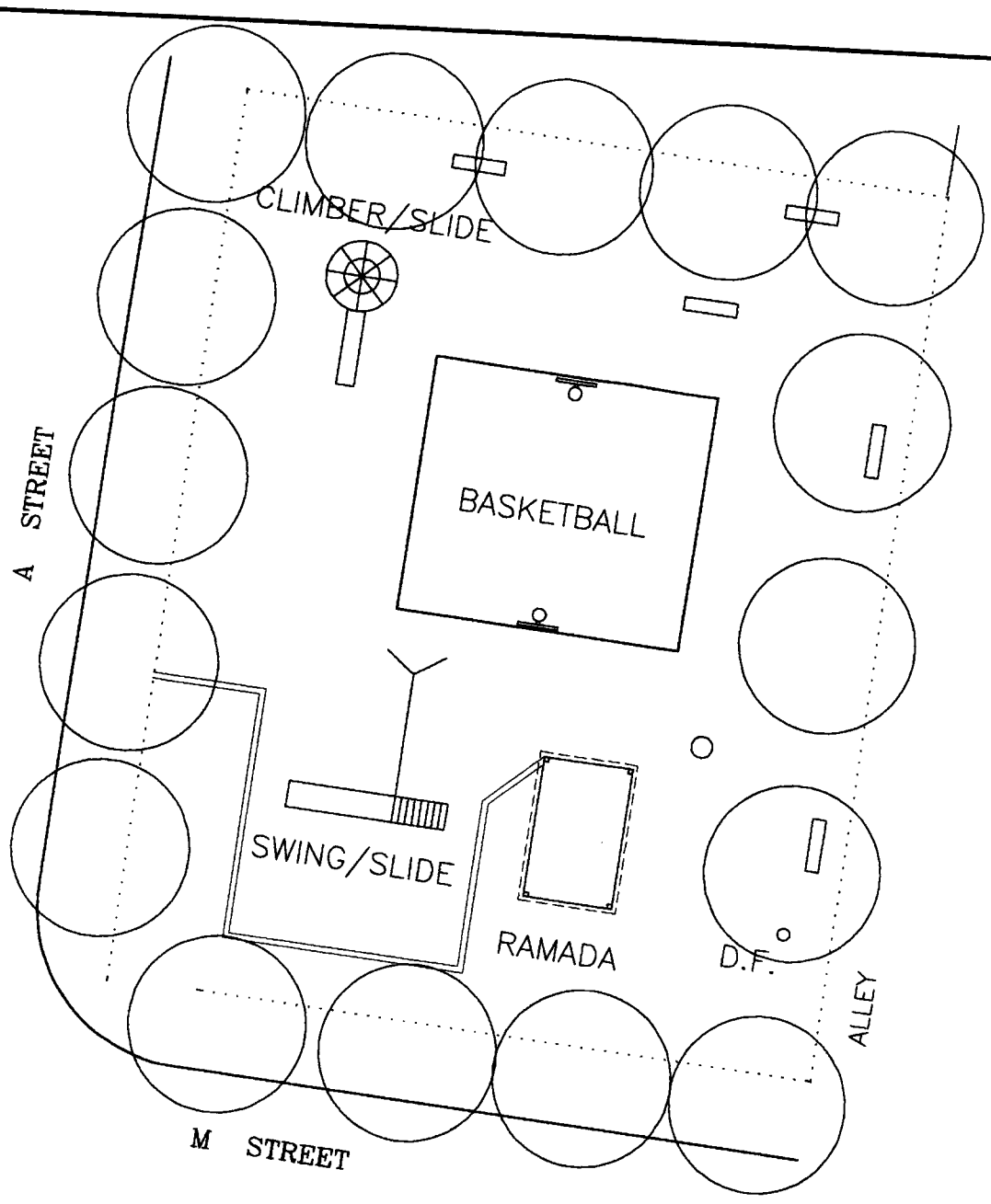
SCALE 1" = 30'

TIN TOWN PARK

ITEM	QUANTITY	UNIT COST	ITEM TOTAL
Grading	3164 sf	.50	\$1582
Fencing	226 lf	15.00	\$3390
Trees	6 ea	100	\$600
Irrigation	l.s.		\$200
Play Equipment (10-15 children)	1 ea	10000	\$10000
Playground sand (12" depth)	1000 sf	.40	\$400
Lighting (security)	1 fixtures	2500	\$2500
Drinking fountain	1 ea	900	\$900
Benches	2 ea	400	\$800
Trash receptacles	1 ea	200	\$200
10% Contingency			\$2057
10% Design/Engineering			\$2263
Total			\$24892

SAGINAW PARK

ITEM	QUANTITY	UNIT COST	ITEM TOTAL
Fencing (replace perimeter)	355 lf	15.00	\$5325
Trees (new)	16 ea	100	\$1600
Irrigation (new)	l.s.		\$500
Play Equipment (10-15 children)	1 ea	10000	\$10000
Playground sand (12" depth)	1000 sf	.40	\$400
Lighting (security)	1 fixtures	2500	\$2500
Drinking fountain	1 ea	900	\$900
Benches	5 ea	400	\$2000
Trash receptacles	2 ea	200	\$400
10% Contingency			\$2363
10% Design/Engineering			\$2599
Total			\$28587



PROPOSED IMPROVEMENTS

This park badly needs a face-lift. Replace the chain-link with a functional, but more attractive fence. As with other parks, it should have a sign. The perimeter area, adjacent to the streets, should be well-maintained. The park needs some new playground equipment, and repair of the existing structures. Perhaps most importantly, it needs trees for shade and a park-like environment.

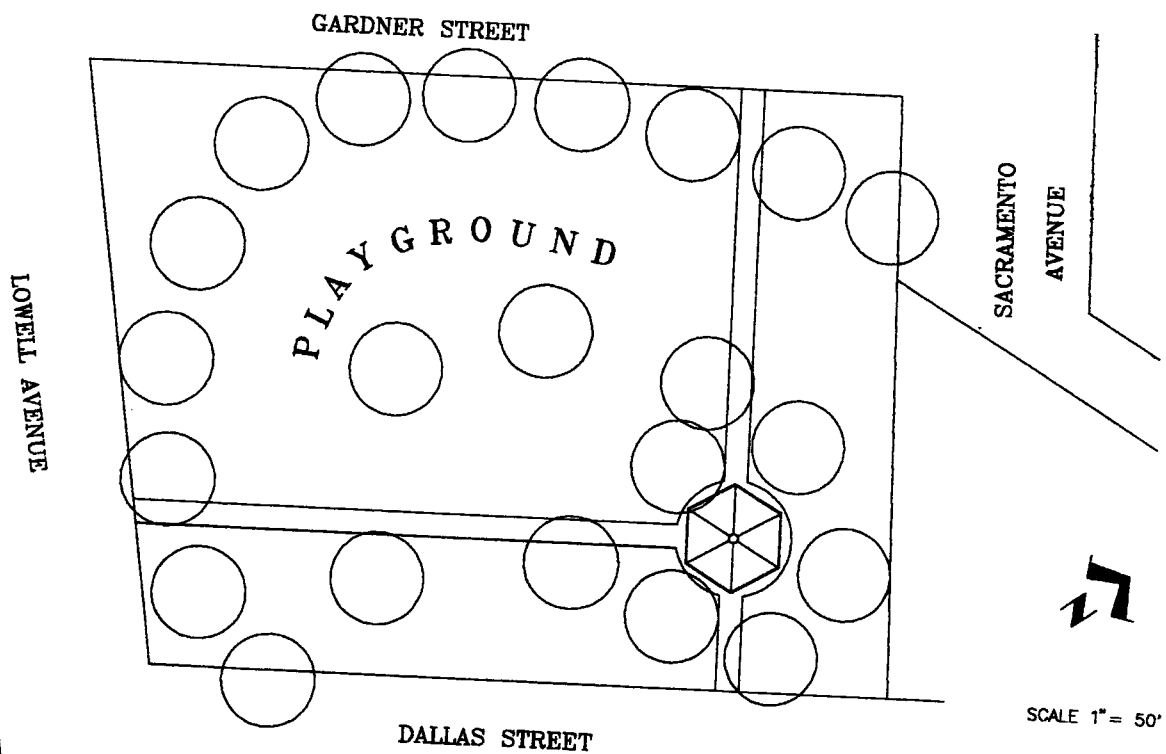
PROPOSED SAGINAW PARK



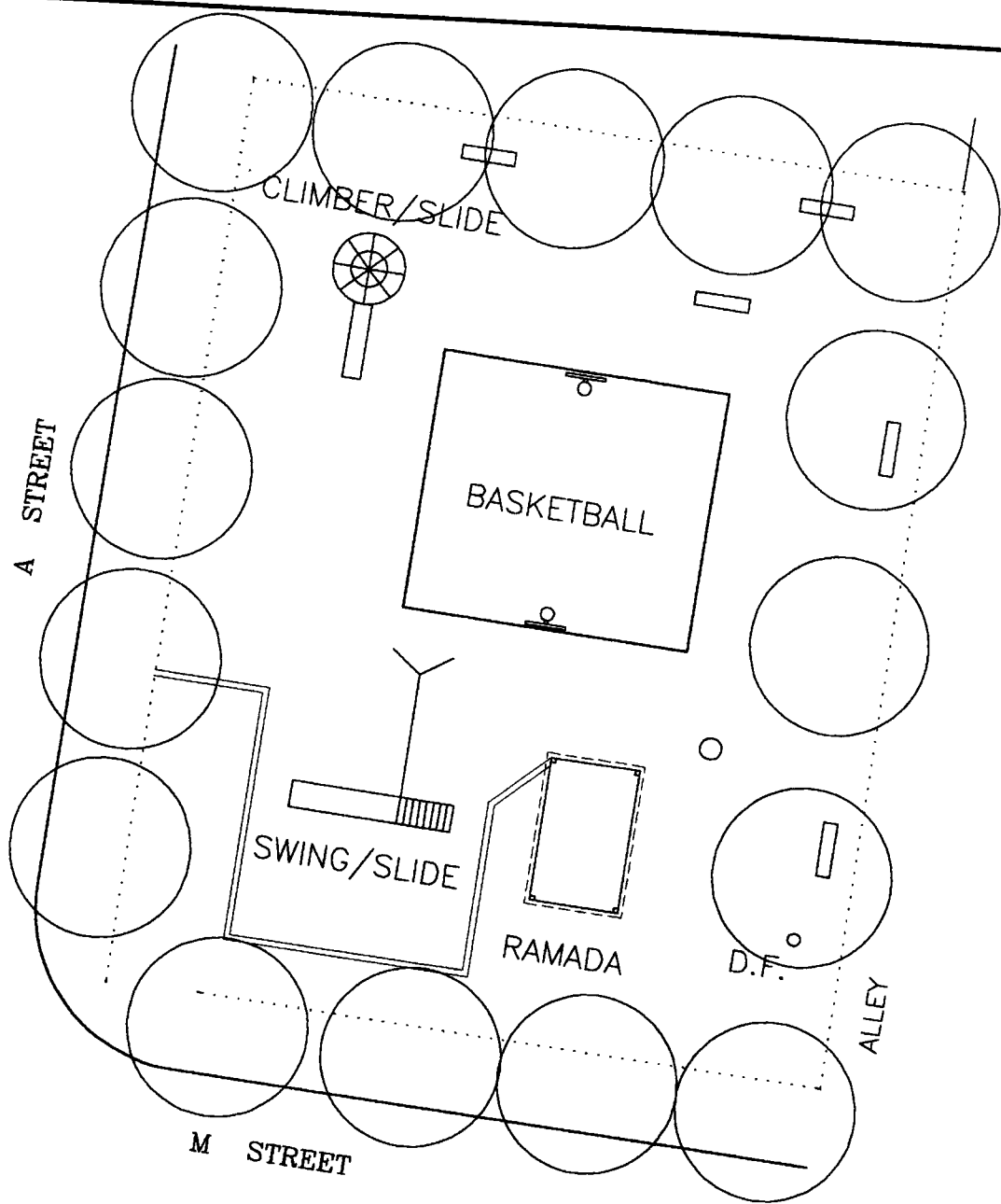
SCALE 1" = 20'



In Galena Park there is nothing at all. The plan below shows a way in which the park might be developed to provide a visual and functional focus for the neighborhood.



GALENA PARK



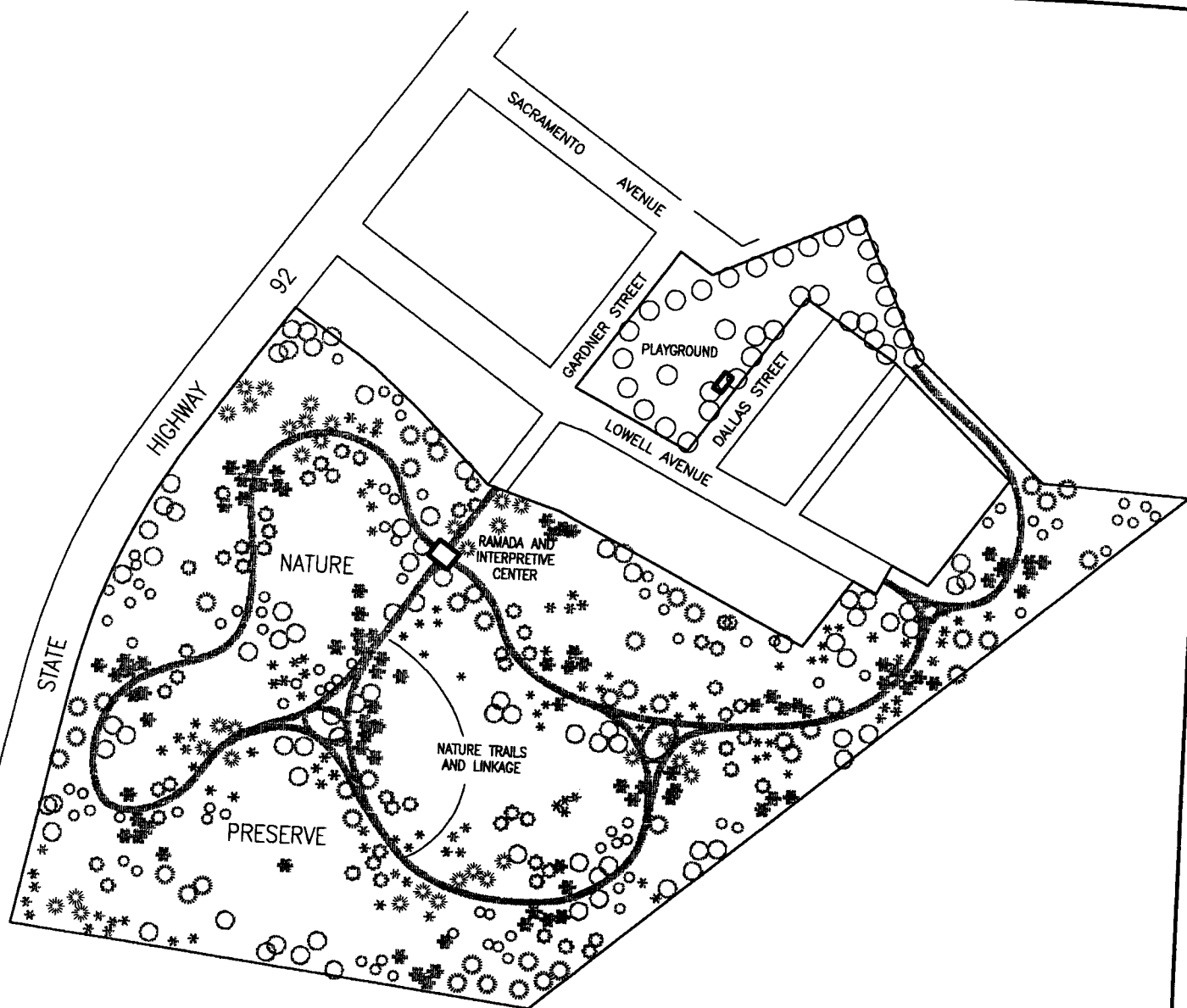
PROPOSED IMPROVEMENTS

This park badly needs a face-lift. Replace the chain-link with a functional, but more attractive fence. As with other parks, it should have a sign. The perimeter area, adjacent to the streets, should be well-maintained. The park needs some new playground equipment, and repair of the existing structures. Perhaps most importantly, it needs trees for shade and a park-like environment.

PROPOSED SAGINAW PARK



SCALE 1" = 20'



Galena Park comprises two linked parks; one is a playground made up of two parcels of approximately 1/2 acre each, while the other is a natural area of about 13 acres. There are no facilities here at present. The playground area will include a ramada, play equipment, drinking fountain, etc. The natural area will be developed as a nature preserve, with trails along which will be labeled plant displays. A kiosk and information center might also include restrooms. The trail links the two park elements, and a pedestrian walkway along the alley at Lowell and Gardner completes the linkage.

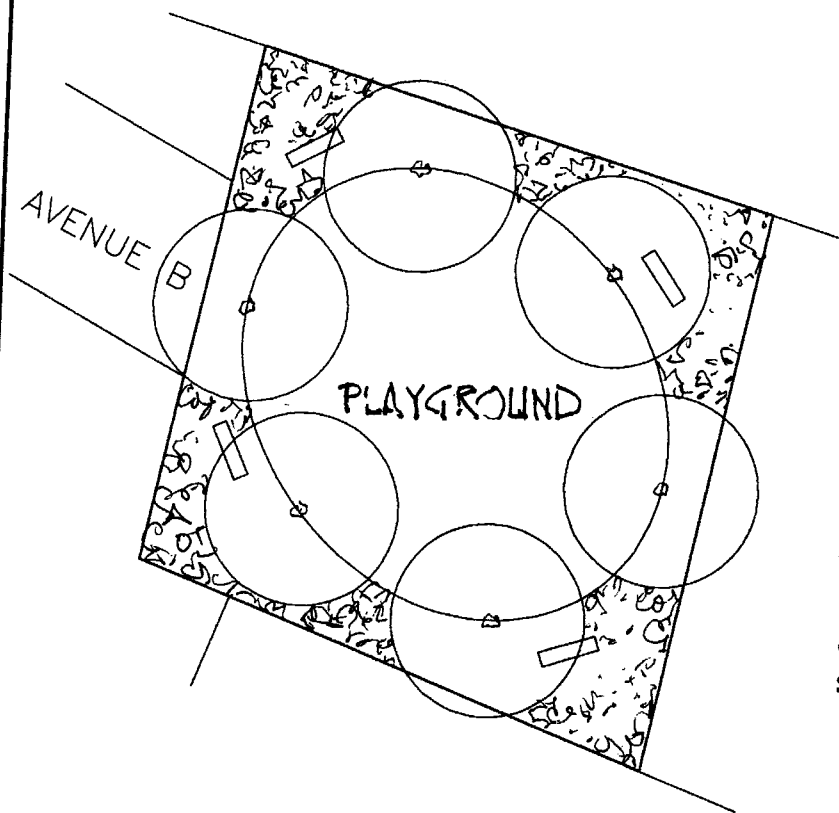


GALENA PARK

1" = 200'

GALENA PARK

ITEM	QUANTITY	UNIT COST	ITEM TOTAL
NEIGHBORHOOD PARK			
Fencing	1000 lf	15.00	\$15000
Ramada	1 ea	12000	\$12000
Trees	35 ea	100	\$3500
Play Equipment (10-15 children)	1 ea	10000	\$10000
Playground sand (12" depth)	1200 sf	.40	\$480
Lighting (security)	2 fixture	2500	\$5000
Drinking fountain	1 ea	900	\$900
Benches	10 ea	400	\$4000
Trash receptacles	2 ea	200	\$400
NATURE PARK			
Nature Trail (decomposed granite rock lined)	21600 sf	.65	\$14040
Ramada /interpretive Center	1 ea	20000	\$20000
Trash Receptacles	6 ea	200	\$1200
Drinking Fountains	2 ea	900	\$1800
Signage	10 ea	350	\$3500
10% Contingency			\$9182
10% Design/Engineering			\$10100
Total			\$111102



The photo above shows the extent of the Tintown park. Avenue B is a paper street; there is no physical street. The park is slightly more than 3000 sq.ft. in area – half the size of a small lot. We suggest a playground structure with a variety of elements and functions, with shade trees as shown.

PROPOSED TINTOWN PARK



SCALE 1"=20'



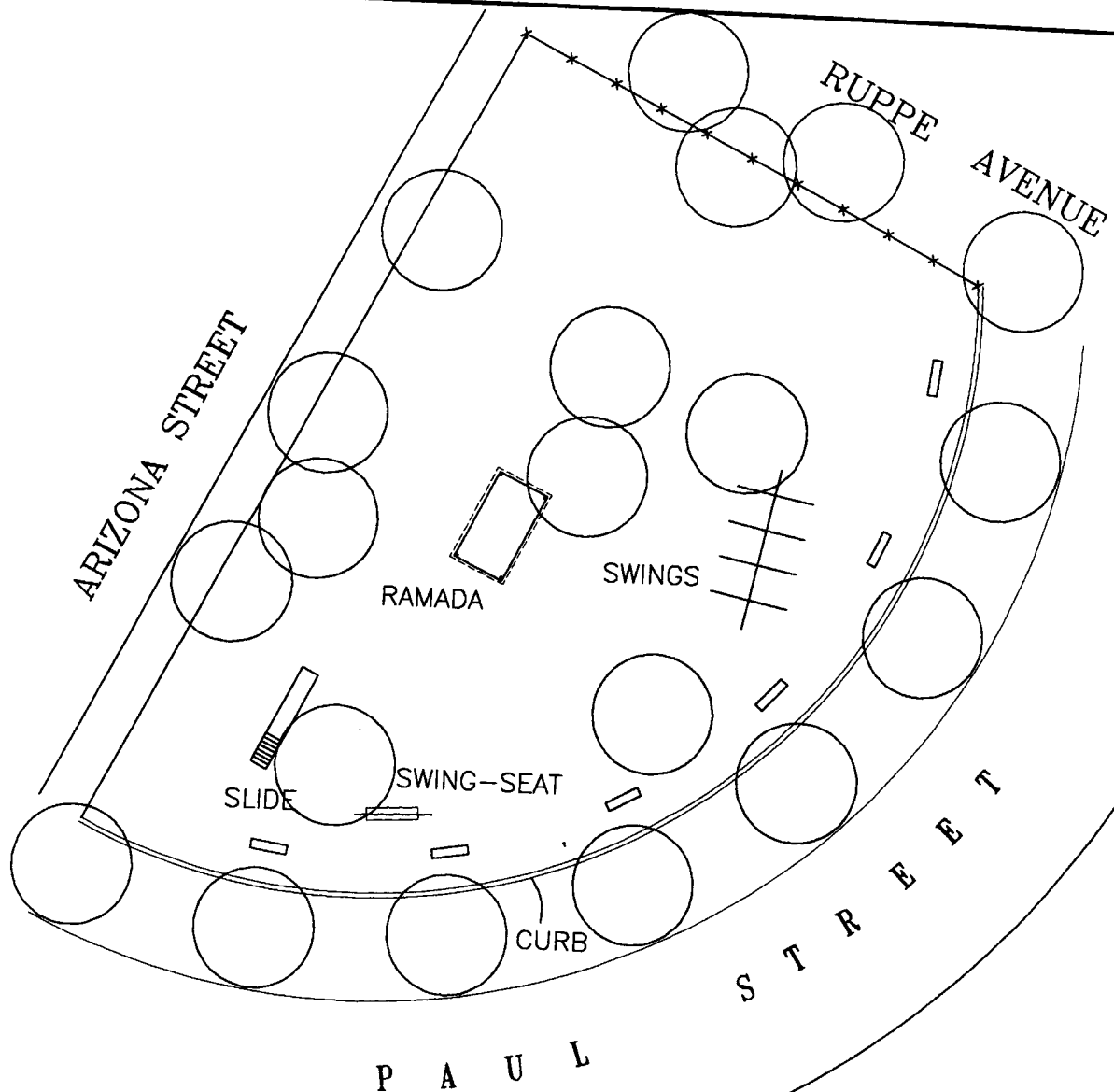
This park is a children's playground in the center of the Warren district. It is bounded on two sides by major streets, and on the third side (of the triangle) by a short residential street. It is highly visible, and its visual quality is therefore important.

Most of the park's elements are in poor condition - ramada, play equipment, fence, turf, irrigation. There are no trees. The park does have a backflow preventer and a drinking fountain.

PAUL STREET PARK

PAUL STREET PARK

ITEM	QUANTITY	UNIT COST	ITEM TOTAL
Fencing (new)	444 lf	15.00	\$6660
Ramada (new)	1 ea	12000	\$12000
Trees (new)	20 ea	100	\$2000
Play Equipment (10-15 children)	1 ea	10000	\$10000
Playground sand (12" depth)	1200 sf	.40	\$480
Lighting (security)	1 fixture	2500	\$2500
Drinking fountain	1 ea	900	\$900
Benches	8 ea	400	\$3200
Trash receptacles	1 ea	200	\$200
10% Contingency			\$3794
10% Design/Engineering			\$4173
Total			\$45907



PROPOSED IMPROVEMENTS

Install protective (and decorative) fence on Ruppe Avenue.
 Replace play equipment, ramada, turf & irrigation.
 Plant trees.
 Landscape area between curb and Paul Street pavement.
 Install benches as shown.

PROPOSED DEVELOPMENT PAUL STREET PARK



SCALE 1" = 30'



PROPOSED IMPROVEMENTS

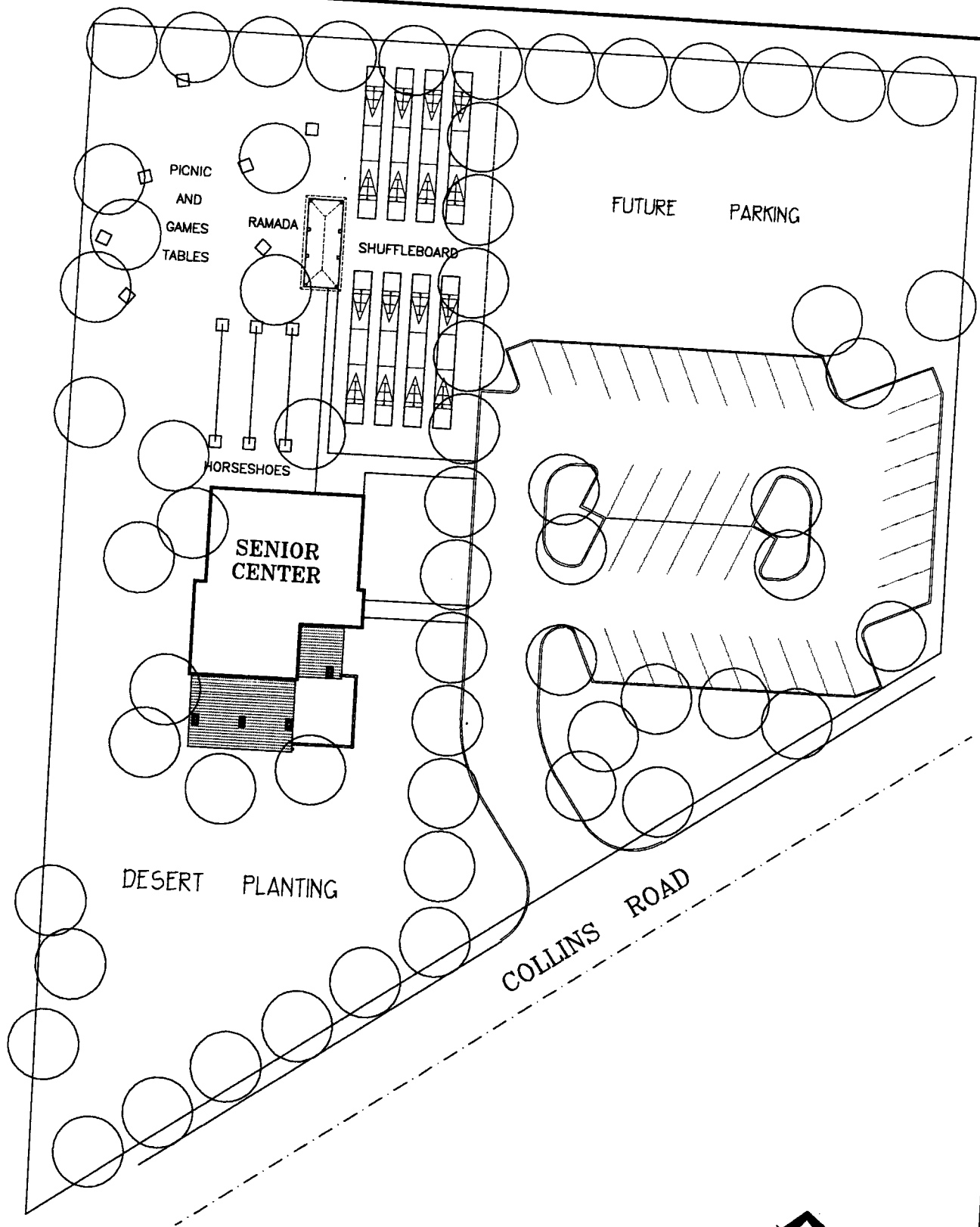
The primary element in this facility is not a park, but the building. Since virtually all of the visitors arrive by car, and many have difficulty walking, it will be important to install an easily negotiated paved parking lot.

The other improvements should include landscaping in relation to the building, and the outdoor activities which will extend and complement those indoors. The plan shows an outdoor ramada, which can be the focus of outdoor events, or a casual gathering place, shuffleboard courts, horseshoe pitches, and an area for picnic and games tables.

SENIOR CENTER

SENIOR CENTER

ITEM	QUANTITY	UNIT COST	ITEM TOTAL
Grading	19872 sf	.25	\$4968
Shade Structure	1 ea	10000	\$10000
Shuffleboard courts	8 ea	1900	\$15200
Horse shoe pits	3 ea	600	\$1800
Trees	51 ea	100	\$5100
Irrigation	l.s.		\$1000
Lighting (security)	2 fixtures	2500	\$5000
Drinking fountain	1 ea	900	\$900
Benches	4 ea	400	\$1600
Trash receptacles	2 ea	200	\$400
10% Contingency			\$4597
10% Design/Engineering			\$5057
Total			\$55622



PROPOSED SENIOR CENTER

SCALE 1" = 50'